



Nickey Nackey Lane, Cawood, Selby, YO8 3SF



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Asking Price £625,000

HUNTERS[®]
EXCLUSIVE

Nickey Nackey Lane, Cawood, Selby

DESCRIPTION

Nestled in the charming village of Cawood, Selby, this exclusive five-bedroom detached house on Nickey Nackey Lane presents a remarkable opportunity for those seeking a spacious and elegant family home. The property benefits from an oil central heating system, UPVC double glazed windows and briefly comprises a spacious entrance hall, modern open plan kitchen/dining room, utility room, lounge with log burning stove, two double bedrooms, bathroom and a garden room with patio doors leading into the garden to the ground floor. To the first floor bedroom one has en-suite, two further double bedrooms and a family bathroom. With five well-proportioned bedrooms, there is ample space for family members or guests, ensuring comfort and privacy for all. The exterior of the property is equally impressive, featuring a generous-sized garden that offers a delightful outdoor space for children to play, gardening enthusiasts to flourish, or simply for enjoying the fresh air. Additionally, the property includes a garage and parking for six vehicles, a rare find that adds to the convenience of this stunning home. This house is not just a place to live; it is a sanctuary that combines modern living with the tranquillity of village life. With its attractive features and ample space, this property is sure to appeal to families and individuals alike. Do not miss the chance to make this exceptional house your new home. Call Hunters Selby seven days a week to book a viewing.

LOCATION

Cawood is a Saxon village, containing the Grade 1 listed Cawood Castle, which was home to the Archbishops of York for 500 years. Within the village there is a post office, general store, hairdressers and a selection of pubs. Education is provided by the local Cawood Primary School, which is rated good by Ofsted. The regular bus service between Selby and York runs through the village, providing excellent transport links.

DIRECTIONS

Leave Selby on the Wistow Road signposted B1223, proceeding through the village of Wistow and into Cawood then left onto Nickey Nackey Lane and the property can be identified on the left hand side.

Material Information - Selby

Tenure Type; Freehold

Council Tax Banding; F

EPC Rating : C





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Approximate Area = 2324 sq ft / 215.9 sq m (excludes void)

Garage = 167 sq ft / 15.5 sq m

Outbuilding = 144 sq ft / 13.3 sq m

Total = 2635 sq ft / 244.7 sq m

For identification only - Not to scale

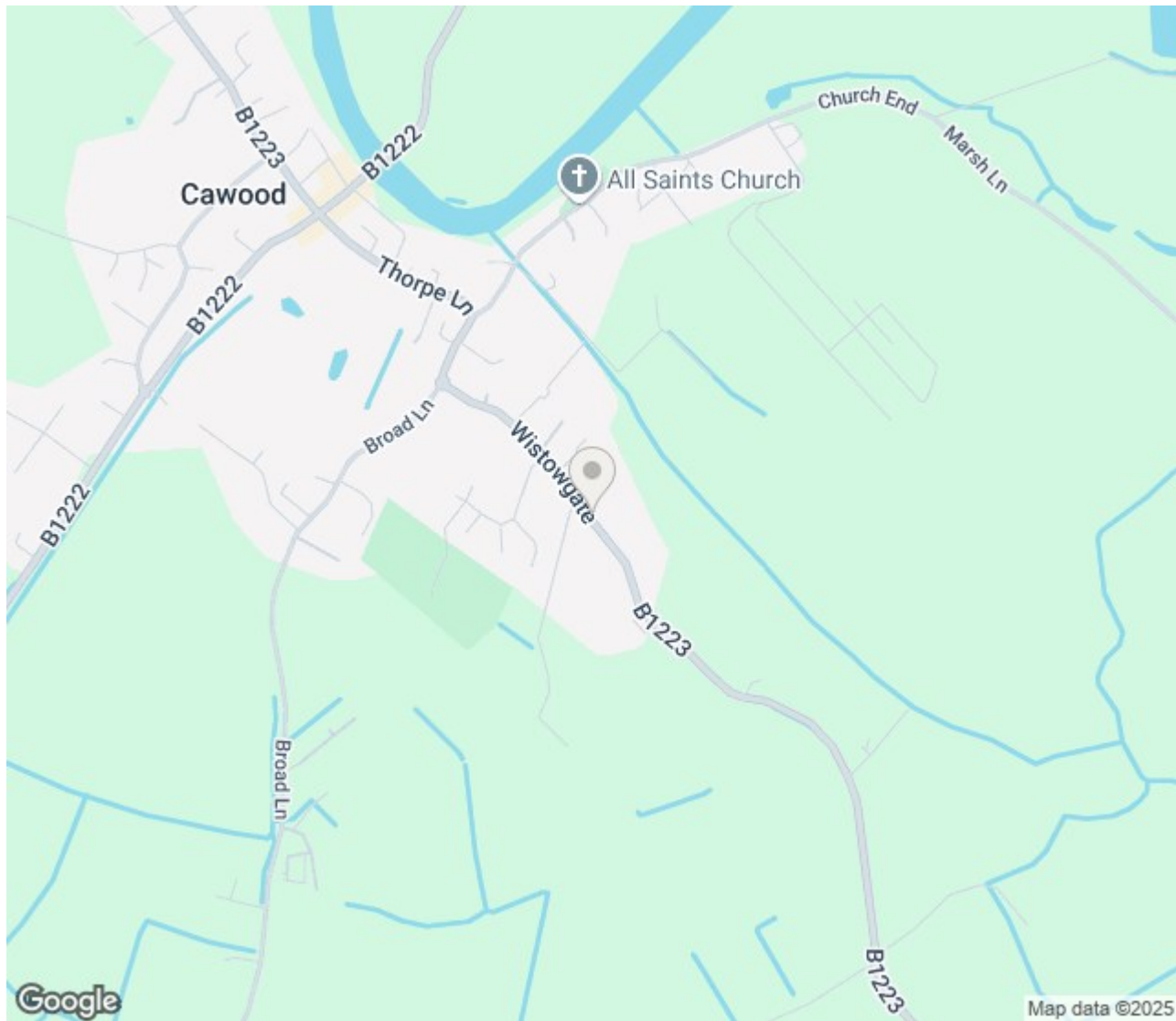


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hunters Property Group. REF: 1257287

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Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 