



Church End, Cawood, Selby, YO8 3SN

Asking Price £675,000



Church End, Selby

DESCRIPTION

The Poplars is a fabulous individual fully renovated detached beautifully presented three bedroom home with a separate two bedroom annexe offering versatile family living accommodation and is secluded on Church End in the historic village of Cawood with easy access to excellent commuter links. The property benefits from an air source heat pump, UPVC double glazing and comprises Spacious entrance hall, sitting room/snug with open views. Reception room with log burner and rear patio doors. Extended kitchen/diner which had a new kitchen, underfloor heating, quartz worktops, kitchen island, butlers pantry cupboard, integrated dishwasher, sliding doors to the rear garden and patio doors to the courtyard. The utility room has a downstairs w.c, and the water tank can be located in there. To the first floor there is a galleried landing with open country views. Bedroom one with dual aspect country views, dressing area and en-suite bathroom. Bedroom two and three are both double bedrooms. Family bathroom with freestanding bath and walk in rain fall shower.

ANNEXE

The property also benefits from a self contained two bedroom multi purpose annexe with open plan lounge / dining area, kitchen, log burner and aluminum bi-folding doors onto the courtyard. This Annexe could also be used as an office/gym/studio and guest accommodation. Bedroom two is currently used as an office space with twin beds and two velux windows. The Bathroom has a large shower, towel rail, vanity unit and w.c.

OUTSIDE

To the front of the property a large graveled driveway with parking for numerous vehicle leads to a single garage along with a large landscaped and manicured garden. To the side of the property a further graveled driveway leading to five bar gates and into the patio courtyard. To the rear of the property there is a patio courtyard area perfect for summer dining along with a landscaped and manicured garden. Outside there is double electric sockets and also water taps front and rear of the property.





Church End, Cawood, Selby, YO8

Approximate Area = 1500 sq ft / 139.3 sq m

Limited Use Area(s) = 69 sq ft / 6.4 sq m

Garage = 215 sq ft / 19.9 sq m

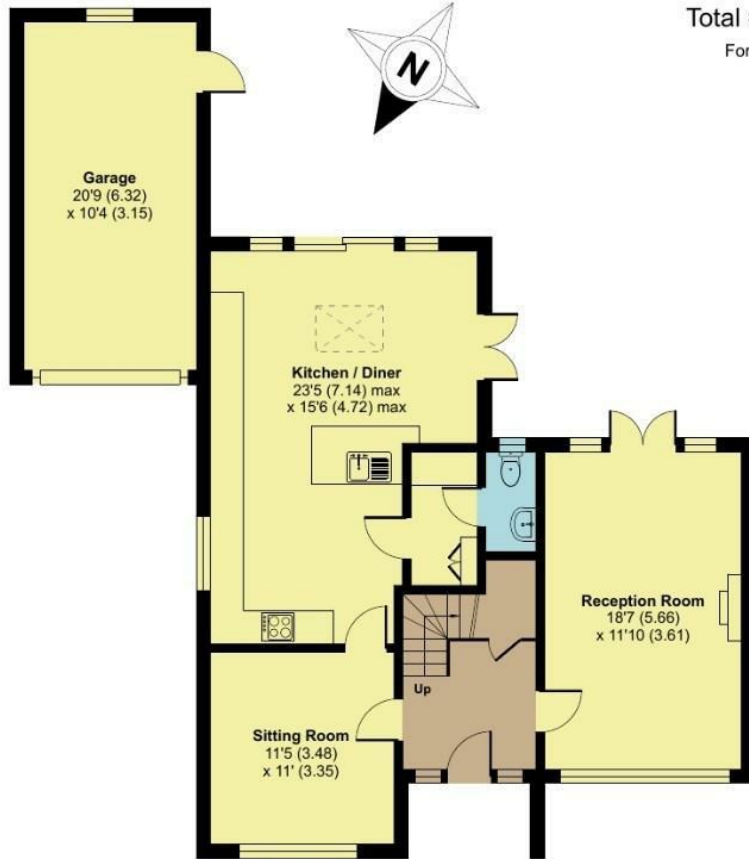
Annexe = 525 sq ft / 48.7 sq m

Total = 2309 sq ft / 214.3 sq m

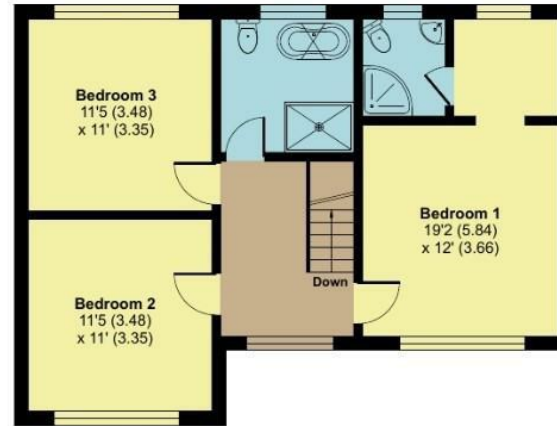
For identification only - Not to scale



Denotes restricted
head height



**GROUND FLOOR
APPROX FLOOR
AREA 78.6 SQ M
(846 SQ FT)**



**FIRST FLOOR
APPROX FLOOR
AREA 60.7 SQ M
(654 SQ FT)**



**ANNEXE FIRST FLOOR
APPROX FLOOR
AREA 6.3 SQ M
(68 SQ FT)**

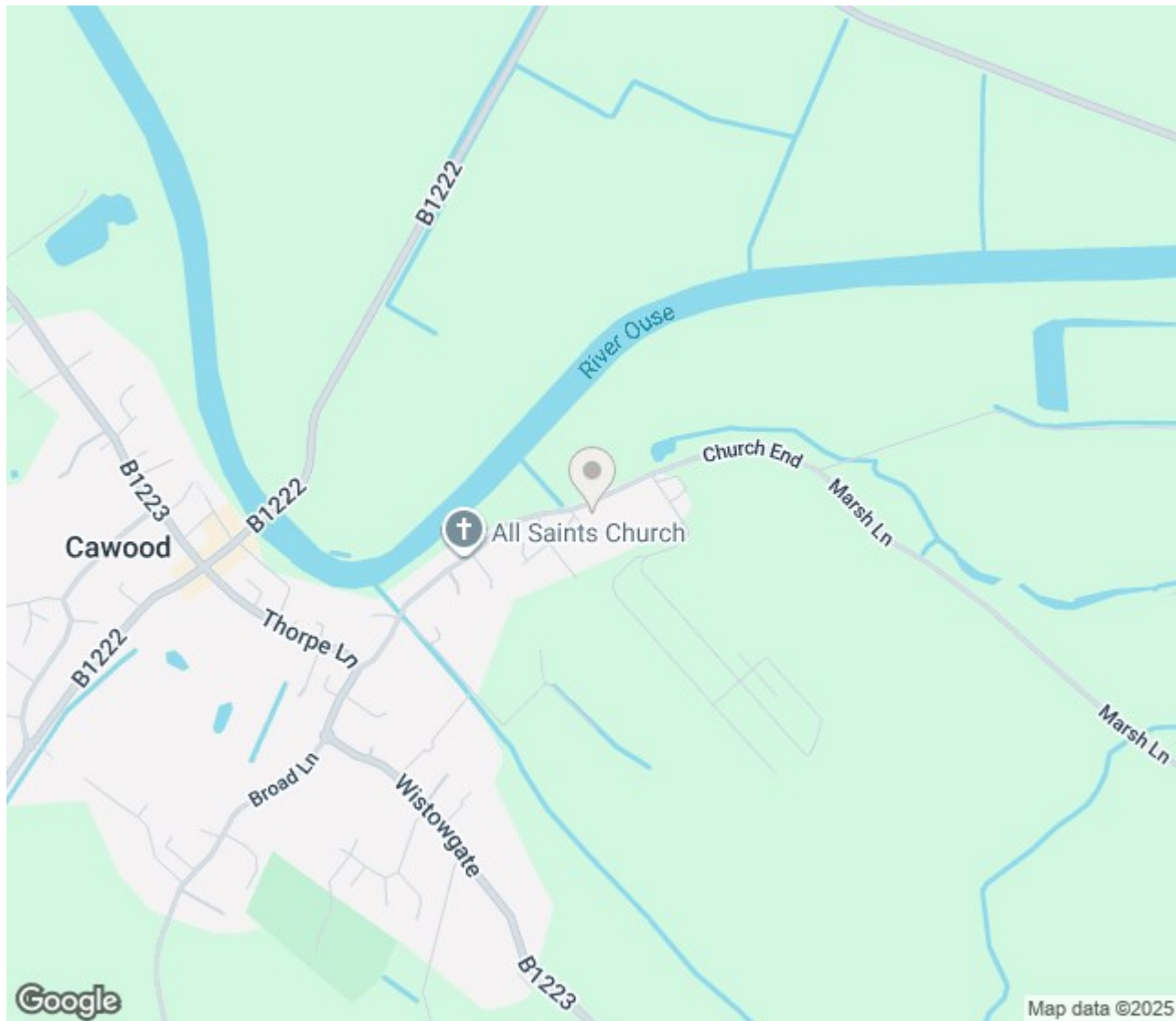


**ANNEXE GROUND FLOOR
APPROX FLOOR
AREA 42.4 SQ M
(457 SQ FT)**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcocom 2024. Produced for Hunters Property Group. REF: 1095214





ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	72	
(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 	

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.

23 Finkle Street, Selby, YO8 4DT | 01757 210884 | selby@hunters.com



