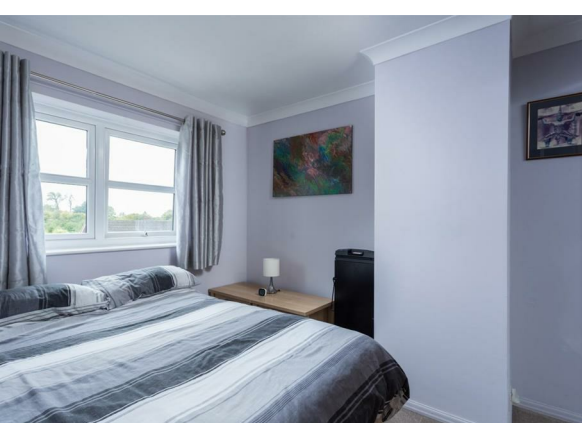
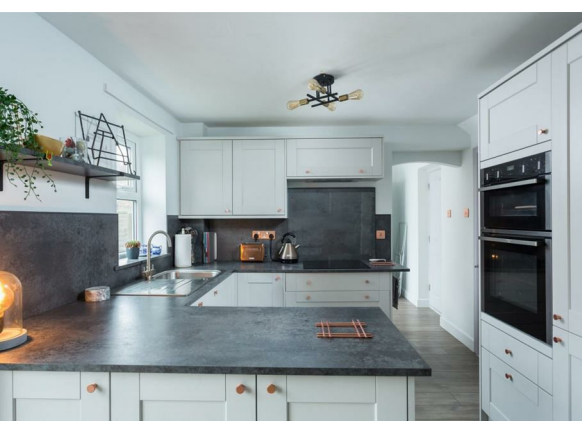




## Cawood Road, Wistow, Selby Offers Over £280,000

An impressive family home showcasing modern living accommodation with well maintained gardens, off street parking and single garage.





The present owners purchased the property in early 2021 and have since carried out a comprehensive programme of renovation works which has seen the house reconfigured and beautifully modernised throughout. The major works were completed the same year that they bought the property and include the reconfiguration of the ground floor layout to provide a more open plan kitchen and living arrangement. Included within the works was a brand new contemporary kitchen which is showcased in a light grey with compact laminate work surfaces over. The kitchen comes equipped with a range of built in appliances and attention has also been paid to the door handles and light switches which are rose gold colour. New floor covering have been added along with modern decoration throughout.

The removal of the wall previously between the kitchen and dining area now makes for a more open space, flowing well yet still providing sufficient space for appropriate dining room furniture. There are French doors adjoining the rear elevation leading to the garden and beyond.

Located off the kitchen is a useful utility room which comprises a number of wall and base units with provision in place for laundry facilities. There is a single door to the rear garden and separate door into the integral single garage.

The bulk of the ground floor accommodation is made up of a generous sized open living space with a double glazed window to the front elevation and sufficient space for lounge furniture.

Positioned off the entrance hallway is a useful ground floor wc and turned staircase leading to the first floor landing.

The property is further enhanced by three bedrooms and impressive house bathroom all to the first floor. There are two well proportioned double bedrooms and a good sized single, which can also be used as a nursery or home office depending on the individual(s) requirements. All three bedrooms benefit from a double glazed window and central heating radiator.

The internal accommodation is completed by a modern bathroom comprising a walk in shower cubicle, hand was basin and low flush wc, finished by modern tiling, flooring and décor.

Externally, the property will be found along Cawood Road and in turn gives access onto a block paved driveway providing off street parking. The present owners continued their project outside, and started by creating an additional gravel parking space to the side. There is a low level brick wall to the front boundary and a tree lined boundary to the side.

Access into the integral garage is via a manual up and over door to the front and has power and lighting available inside. There is a separate loft, ideal for additional storage.

A path runs alongside the left of the property which leads directly into the rear garden. The garden is undoubtedly a selling feature, enjoying a fully enclosed garden which is mainly laid to lawn with herbaceous borders divided by timber sleepers.

The present owners have successfully completed their own individual works and the property now showcases a beautiful family home. The outdoor space is just as important and provides space and off street parking for up to 3 motor vehicles.

The property sits centrally within the village, which is well known by many as a popular and desirable location. Properties of this size and price point are rarely presented to the market in this village and the sale of this property provides an exciting opportunity.

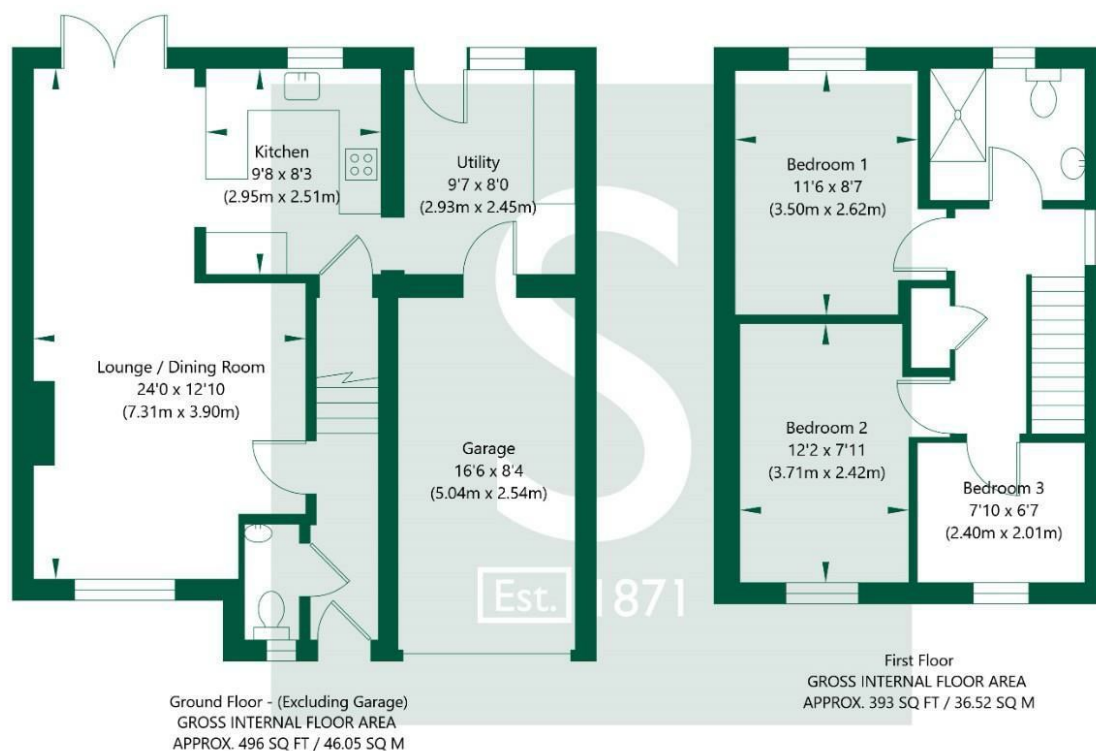
Tenure: Freehold  
Services/Utilities: Electricity, Water and Sewerage are understood to be connected  
Broadband Coverage: Up to 76\* Mbps download speed  
EPC Rating: E  
Council Tax: C - North Yorkshire Council  
Current Planning Permission: No current valid planning permissions

\*Download speeds vary by broadband providers so please check with them before purchasing.

Viewings: Strictly via the selling agent - Stephenson's Estate Agents - 01757 706707

Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

# Cawood Road, Wistow, Selby, YO8 3XB



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 889 SQ FT / 82.57 SQ M - (Excluding Garage)  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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