



Elmhirst  
Parker  
Estate Agents & Solicitors



# 25 Maypole Gardens

Cawood  
YO8 3TG

Offers in the region of  
£530,000



- WELL APPOINTED FOUR BEDROOM DETACHED HOUSE
- IMMACULATELY PRESENTED
- QUALITY FIXTURES AND FITTINGS THROUGHOUT
- DOWNSTAIRS CLOAKROOM
- LIVING ROOM AND STUDY
- LARGE KITCHEN/DINING AREA & SEPARATE UTILITY
- HOUSE BATHROOM AND TWO EN-SUITES
- CONSERVATORY
- ATTRACTIVE AND WELL MAINTAINED GARDENS
- SOUGHT AFTER VILLAGE LOCATION







**\*\* WELL APPOINTED DETACHED HOUSE READY TO MOVE INTO\*\*** Situated in a quiet position in the sought after village of Cawood is this immaculately presented property with quality fixtures and fittings throughout. Boasting two reception rooms plus a conservatory, large kitchen/dining area and separate utility, family bathroom and two en-suites the property is ideal for a growing family. Outside is complemented by a double garage and attractive gardens. Viewing highly recommended.

Storm porch and composite entrance door leading into:-

#### Entrance Hall

With doors off and stairs to the first floor.

#### Living Room

5.86m x 3.63m (19'2" x 11'10")

Having a feature cast iron fireplace with an oak surround which exudes elegance and natural charm which is further enhanced by an open fire. The cast iron grate and side pieces are antique victorian. With a window to the front elevation and a radiator. Sliding doors into:-

#### Conservatory

3.36m x 3.32m (11'0" x 10'10")

A wonderful addition to the property providing additional living space. The glass roof allows an abundance of natural light to flood in creating a peaceful sitting area overlooking the garden. The glazing has also been recently replaced.

#### Kitchen/Diner

5.92m x 4.91m max (19'5" x 16'1" max)

The kitchen area has a good range of quality cream fronted base and wall units including display and crockery racks. Complimentary work surfaces incorporate a sink with mixer taps over. There is also space for a range and a door into the utility room. The dining area has ample space for a dining table and chairs and sideboard. French doors with glazed side panels lead into the garden.

#### Utility

3.27m x 1.57m (10'8" x 5'1")

Having matching units to those in the kitchen along with a sink. Plumbing for a washing machine and space for a tall fridge/freezer. Skylight and a ceiling clothes airer. Door into the rear garden.

#### Study

3.30m x 2.77m (10'9" x 9'1")

With a window to the front elevation and a radiator.

#### Cloakroom

1.3m x 0.9m (4'3" x 2'11")

Having a white suite comprising wc and wash hand basin.

#### Landing

With doors off and a window to the side elevation. Airing cupboard.

#### Bedroom 1

5.85m x 5.34m (19'2" x 17'6")

Having a range of fitted furniture including wardrobes, dressing table and shelving. Two windows to each of the front and rear elevations and a radiator. Access to roof space and door into:-

#### En-Suite Shower

2.34m x 2.27m (7'8" x 7'5")

Being part tiled and having a white suite comprising electric shower, wc and a countertop wash basin with wall mounted taps over. Window to the rear elevation and a chrome style heated towel rail / radiator.





#### Bedroom 2

3.39m min x 3.08m (11'1" min x 10'1")

Having French doors to the rear elevation and decorative juliet balcony. Radiator. Door into-

#### En-Suite Shower

2.42m x 2m (7'11" x 6'6")

Having a white suite comprising electric shower, wc and wash hand basin.

#### Bedroom 3

3.28m x 2.78m (10'9" x 9'1")

Having built in wardrobes and a window to the front elevation. Radiator.

#### Bedroom 4

4.43m x 2.37m (14'6" x 7'9")

Having a window to the front elevation and a radiator.

#### Bathroom

2.83m x 2.34m (9'3" x 7'8")

Being part tiled and having a white suite comprising freestanding bath, wc and counter top basin with wall mounted taps over. With a window to the rear elevation and a chrome ladder style heated towel rail / radiator.

#### Garage

5.85m x 5.34m (19'2" x 17'6")

A double garage with personal door and window to the rear.

#### Outside

Attractive and well maintained gardens to the front and rear. To the front is a lawned area with shrubs and a blocked paved driveway providing off road parking. The rear is also lawned with mature shrubs and trees and a raised patio area. The garden is further complemented by raised beds currently used as vegetable plots.

#### Utilities

Mains Electric

Oil Heating

Mains Water (not metered) and sewerage

Mobile: No coverage for EE and Three. Coverage is likely indoors for Vodafone and O2 and likely outside for all 4 networks

Broadband: HTTP - Ultrafast







175 SQ.M (1883 Sq ft.)  
Approximate Total Floor Area



All measurements have been taken using laser distance metre or sonic tape measure and therefore may be subject to a small margin of error. Whilst we endeavour to make our sales details accurate and reliable. If there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if travelling some distance.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	58	72
England & Wales	EU Directive 2002/91/EC	

T: 01757 293620  
E: [eproperty@elmhirstparker.com](mailto:eproperty@elmhirstparker.com)  
W: [epstateagents.com](http://epstateagents.com)

13 Finkle Street Selby  
North Yorkshire  
YO8 4DT



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