



6 Sylvan Close

, Cawood, YO8 3UH

Offers Over £450,000

**** CHAIN FREE ****

Sylvan Close is in the historic and highly sought after village of Cawood.

This lovely property presents an exceptional opportunity to acquire a splendid detached house that is perfect for family living. This delightful property boasts four spacious bedrooms, providing ample room for relaxation and privacy. The two well-appointed bathrooms ensure convenience for all family members and guests alike.

Upon entering, you will find two inviting reception rooms, ideal for entertaining or enjoying quiet evenings at home. The layout of the house promotes a warm and welcoming atmosphere, making it a perfect setting for family gatherings and social events.

The property is complemented by generous parking space for up to four vehicles, a rare find in such a picturesque location. Cawood is renowned for its historic charm, offering a delightful blend of historic architecture and modern amenities. Residents can enjoy superb local facilities, including a selection of pubs and shops, all within easy reach.

Moreover, the proximity to the vibrant city of York adds to the appeal, providing a wealth of cultural

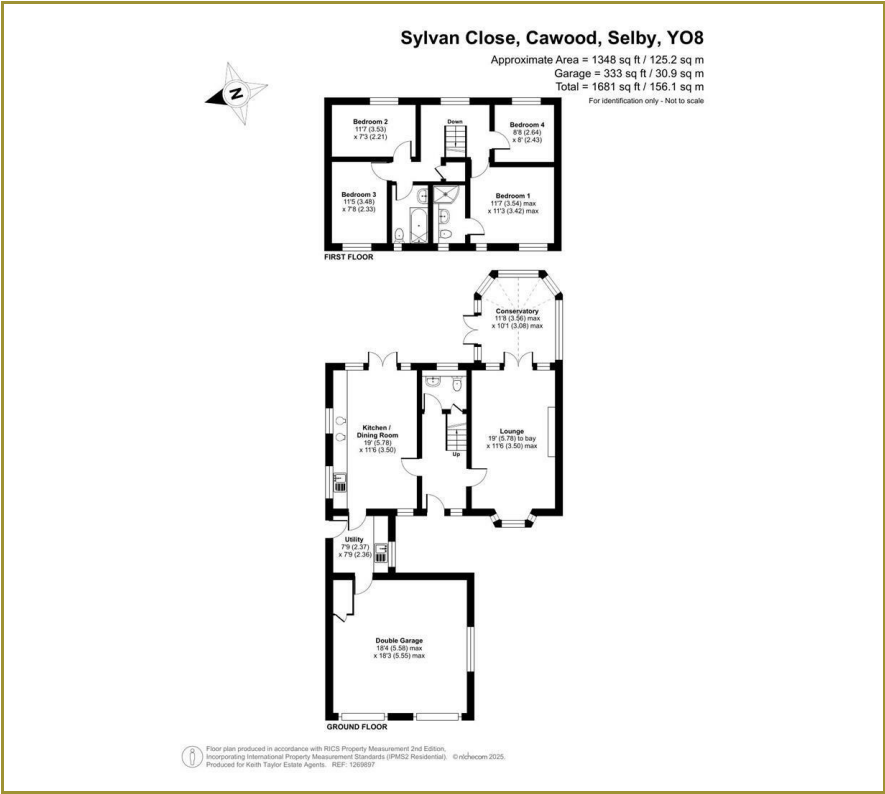
- Executive Detached House
- 4 Bedrooms 2 Bathrooms
- Overlooking the Historic Village Garth
- Double Garage
- Driveway Parking
- Conservatory
- Oil Heating
- Situated on a Peaceful Corner of only 3 Similar Properties
- Approached by a little Bridge Over the Dyke - Idyllic!
- **** CHAIN FREE ****

Viewing

Please contact us on 01757 709457 if you wish to arrange a viewing appointment for this property or require further information.



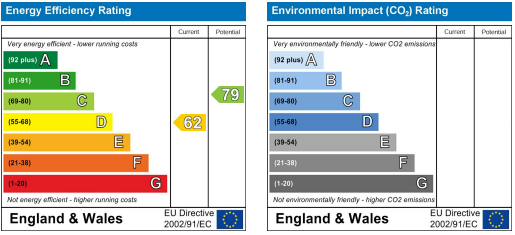
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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