



Wayside Cottage 42 Thorpe Lane

Cawood, YO8 3SG

Offers Over £500,000

Sitting in the heart of the historic and charming village of Cawood, this modern executive family home on Thorpe Lane presents a splendid opportunity to acquire a modern detached house.

This delightful property boasts an impressive layout, featuring two spacious reception rooms that provide ample space for relaxation and entertaining. With four well-proportioned bedrooms, this home is perfect for families or those seeking extra room for guests or a home office.

The property includes two contemporary bathrooms, ensuring convenience for all residents., along with a ground floor W.C.. The heart of the home is undoubtedly the superb kitchen/living/dining space, which comes fully equipped with modern appliances, making it a joy for any culinary enthusiast.

Outside, the property offers driveway parking for up to four vehicles, a rare find that adds to the convenience of this lovely home. The surrounding area is rich in history, with Cawood being famously connected to Henry VIII, providing a unique backdrop for your new residence.

For those who enjoy the outdoors, the nearby Wolsey Way offers fabulous walks, allowing you to immerse yourself in the picturesque scenery and tranquil atmosphere of the village.

This modern detached house on Thorpe Lane is not just a home; it is a lifestyle choice, combining comfort, convenience, and a touch of history. Do not miss the chance to make this exceptional property your own.

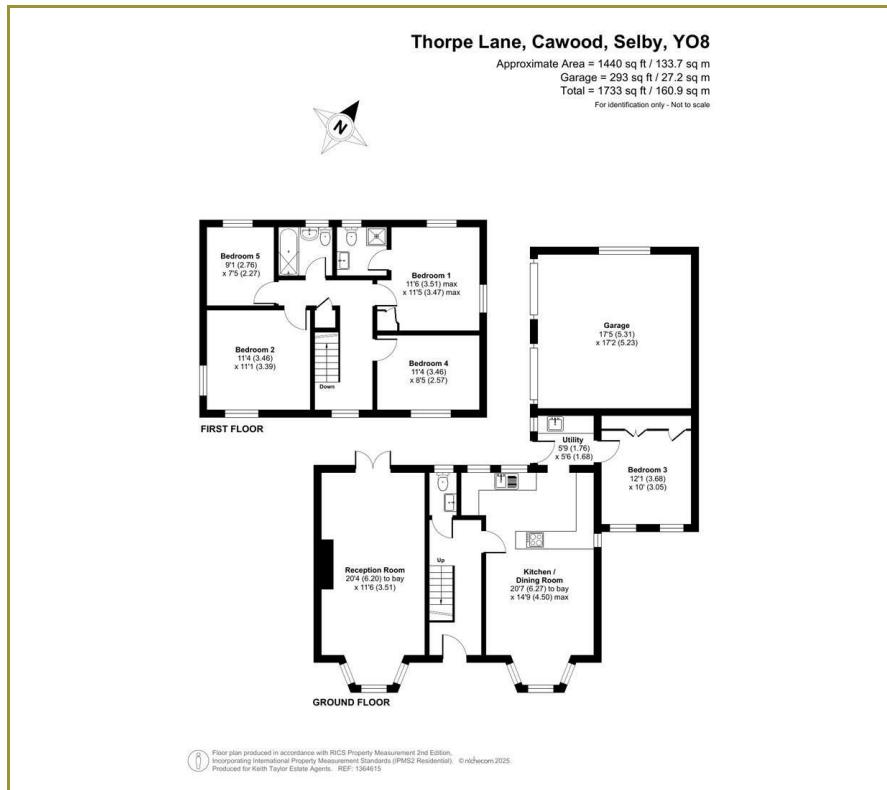
Viewing

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

- Executive Detached Property
- Double Garage
- Driveway - off street - Parking
- 4 Bedrooms (Master with En-suite)
- 2 Bathrooms
- Gardens to all Sides
- Prominent Village Centre Location
- Close to all Village amenities' and Bus stop
- Superb Village Dog Walks
- Highly Regarded and Sought After Village



Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A		Very environmentally friendly - lower CO ₂ emissions (92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D	57	(55-68) D	66
(38-54) E		(38-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	

Not energy efficient - higher running costs

Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2002/81/EC

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