



Great Close, Cawood YO8 3UG

Offers Over £425,000





- Four Bedroomed Detached 'Hogg the Builder' House
- South West Facing Gardens
- Double Garage
- Oil Central Heating. Mains Electricity
- Mains Water Supply. Mains Drainage
- Broadband: FTTC. Mobile: 4G
- Timber Framed Construction
- Freehold
- EPC Rating 'C' (73)
- Council Tax Band 'E'



Nestled in a sought-after neighbourhood, this four-bedroom detached family home, built by Hogg the Builder, offers a wonderful opportunity for discerning buyers seeking a harmonious blend of comfort and style. Boasting a convenient South West aspect, this property exudes warmth and charm while providing a modern lifestyle throughout.

Upon entering the property, you are greeted by a welcoming ambience that flows effortlessly through the well-proportioned rooms. The ground floor comprises a generously-sized living room, perfect for relaxing evenings with loved ones, and a separate dining room for hosting memorable gatherings. The fully-fitted kitchen features ample storage and workspace, catering to the needs of even the most discerning home chef. There is also a useful utility room and ground floor w.c.

Ascending the staircase, you will find the four well-appointed bedrooms, each offering a peaceful retreat at the end of a busy day. The master bedroom benefits from en-suite facilities, ensuring both comfort and convenience for its occupants. The remaining bedrooms share access to a modern family bathroom, complete with contemporary fixtures and fittings.

Externally, the property boasts a double garage and driveway parking, providing ample space for multiple vehicles.

In conclusion, this charming four-bedroom detached house presents a rare opportunity to acquire a family home that effortlessly combines comfort, style, and functionality. With its spacious interior, modern amenities, and enviable location, this property is poised to provide its new owners with a lifestyle of luxury and convenience for years to come.

Property Information Disclaimer

The information in this property listing has been provided by the vendor and/or third-party sources. While we make every reasonable effort to ensure the accuracy of the information, we cannot guarantee its completeness or reliability, and no reliance should be placed on it as a statement of fact.

We advise all prospective purchasers to:

- Verify the information independently before making any transactional decisions
- Conduct their own inspections, surveys and searches
- Seek independent legal and professional advice as appropriate.

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These particulars, whilst believed to be accurate are set out as a general outline only as 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 their accuracy.

No person in this firm's employment has the authority to make or give any representation or warranty in respect of this property.

All viewing appointments to be arranged via JP Harll. If you require clarification on any point, then please contact us especially if you are travelling some distance to view.

JP Harll may receive a referral fee for recommending providers of ancillary services. You are not under any obligation to use these services.

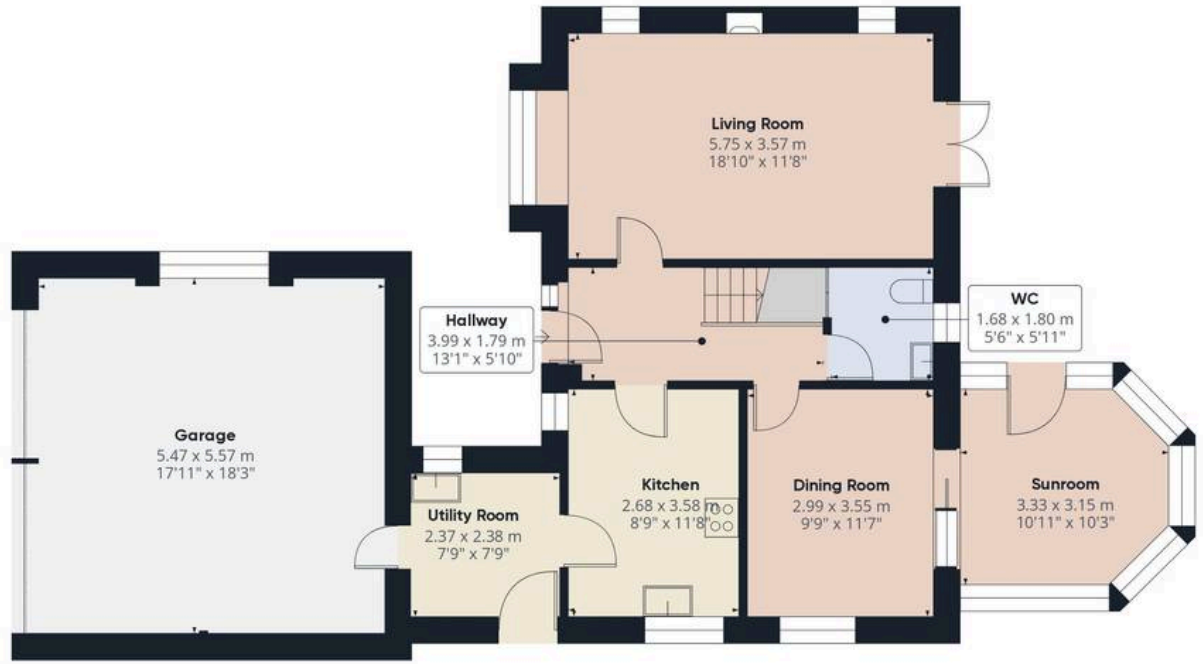
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Our opening hours are Monday to Friday 9.00 to 17.30 and Saturdays 9.00 to 16.00

Should you wish to arrange a viewing, please contact us on 01757 709955

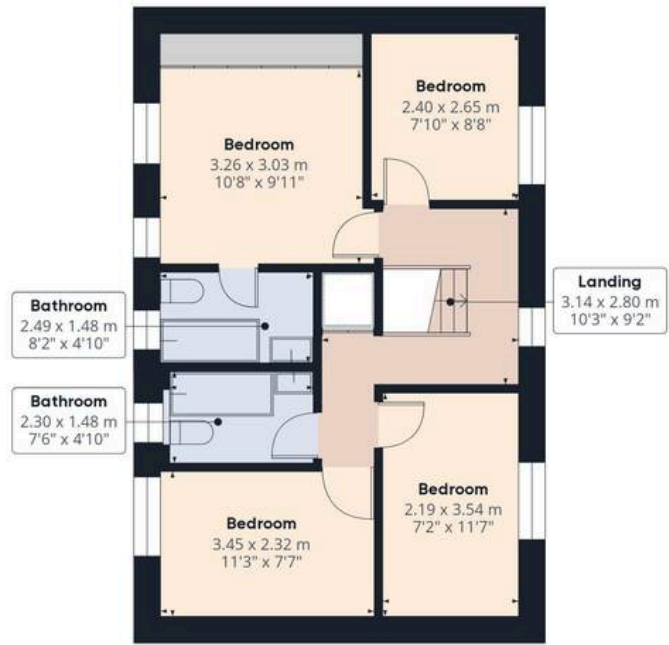




Ground Floor

Approximate total area⁽¹⁾

146.83 m²
1580.46 ft²



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.



JP Harll

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