



HUNTERS[®]
HERE TO GET *you* THERE

9 Wolsey Avenue, Cawood, Selby, YO8 3SU

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Guide Price £170,000

FOR SALE VIA AUCTION. NO ONWARD CHAIN. Hunters Selby are delighted to offer for sale this three bedroom semi-detached home located within the popular village of Cawood.

DESCRIPTION

FOR SALE VIA AUCTION. NO ONWARD CHAIN. Hunters Selby are delighted to offer for sale this three bedroom semi-detached home located within the popular village of Cawood. This home benefits from electric storage heaters, double glazed windows and briefly comprises from an entrance hall, lounge/dining room, downstairs WC, store and kitchen to the ground floor. To the first floor there are three bedrooms and a family bathroom. To the front of the property is a garden laid to lawn which wraps round the property. To the rear of the property there is a further garden laid to lawn, shrub borders to the perimeter. viewing comes highly recommended to appreciate the accommodation on offer. Call hunters Selby to book a viewing seven days a week.

LOCATION

Cawood is a Saxon village, containing the Grade 1 listed Cawood Castle, which was home to the Archbishops of York for 500 years. Within the village there is a post office, general store, hairdressers and a selection of pubs. Education is provided by the local Cawood Primary School, which is rated good by Ofsted. The regular bus service between Selby and York runs through the village, providing excellent transport links.

DIRECTIONS

Leave Selby on the Wistow Road signposted B1223, Bear right at Cawood Road/B1223. At the roundabout take the second exit onto Thorpe Lane/B1223 then turn left onto Market Place/B1222

At the roundabout take the first exit onto Sherburn Street/B1222 then Turn right onto Wolsey Avenue where the property can be identified by the hunters for sale board.

Material Information - Selby

Tenure Type; Freehold
Council Tax Banding; B
EPC Rating: F

Auctioneer Comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

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Wolsey Avenue, Cawood, Selby, YO8

Approximate Area = 904 sq ft / 83.9 sq m

For identification only - Not to scale



GROUND FLOOR
APPROX FLOOR
AREA 46.6 SQ M
(502 SQ FT)

FIRST FLOOR
APPROX FLOOR
AREA 37.3 SQ M
(402 SQ FT)



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential), © nctecom 2026. Produced for Hunters Property Group. REF: 1440882.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			69
(39-54) E			
(21-38) F		36	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	







