



HUNTERS[®]
HERE TO GET *you* THERE

1 Sherburn Street, Cawood, Selby, YO8 3SS

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Asking Price £325,000

DESCRIPTION

Dating back to around the 1700's Hunters Selby are delighted to offer for sale this individual semi detached four bedroom home which oozes character and charm throughout situated within the popular village of Cawood. The property benefits from an entrance hall, utility room, dining room with log burning stove, lounge with log burning stove and kitchen to the ground floor. To the first floor there are three bedrooms and a family bathroom. To the second floor there is a further bedroom with dressing room, study and en-suite. Outside to the rear of the property there is a low maintenance garden with patio area, garden laid to lawn and summerhouse. Viewing comes highly recommended to appreciate the accommodation on offer. Call Hunters (Selby), seven days a week to book a viewing.

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, proceeding through the village of Wistow and into Cawood, at the roundabout turn right and continue onto Thorpe Lane. At the traffic lights turn left onto Sherburn Street where the property can be identified by our Hunters for sale board.

Material Information - Selby

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

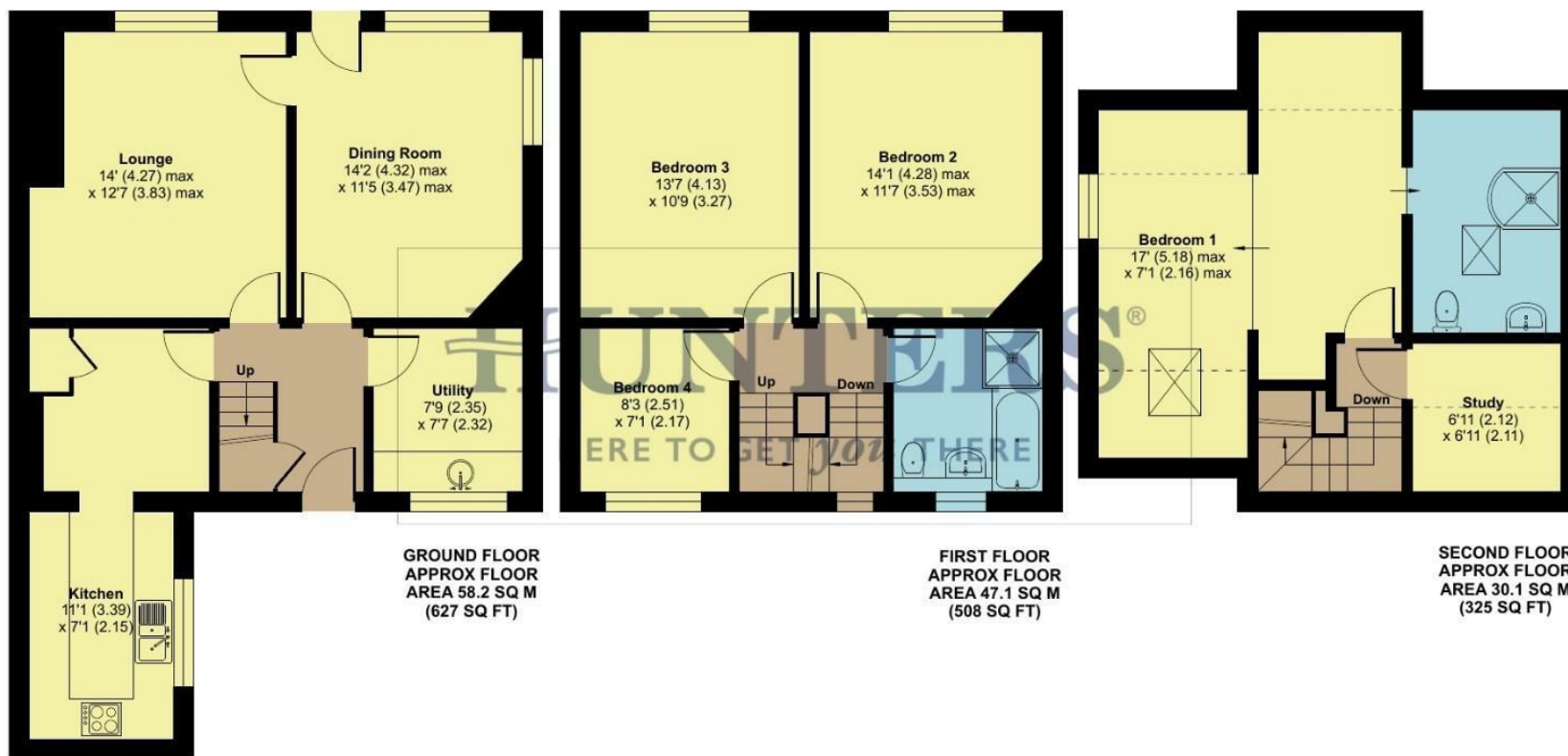
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Denotes restricted
head height

Approximate Area = 1460 sq ft / 135.6 sq m
Limited Use Area(s) = 111 sq ft / 10.3 sq m
Total = 1571 sq ft / 145.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2026. Produced for Hunters Property Group. REF: 1409311

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	28	42
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	



