



**Bishopdyke Road, Cawood YO8 3ST**

Offers in Region of **£230,000**

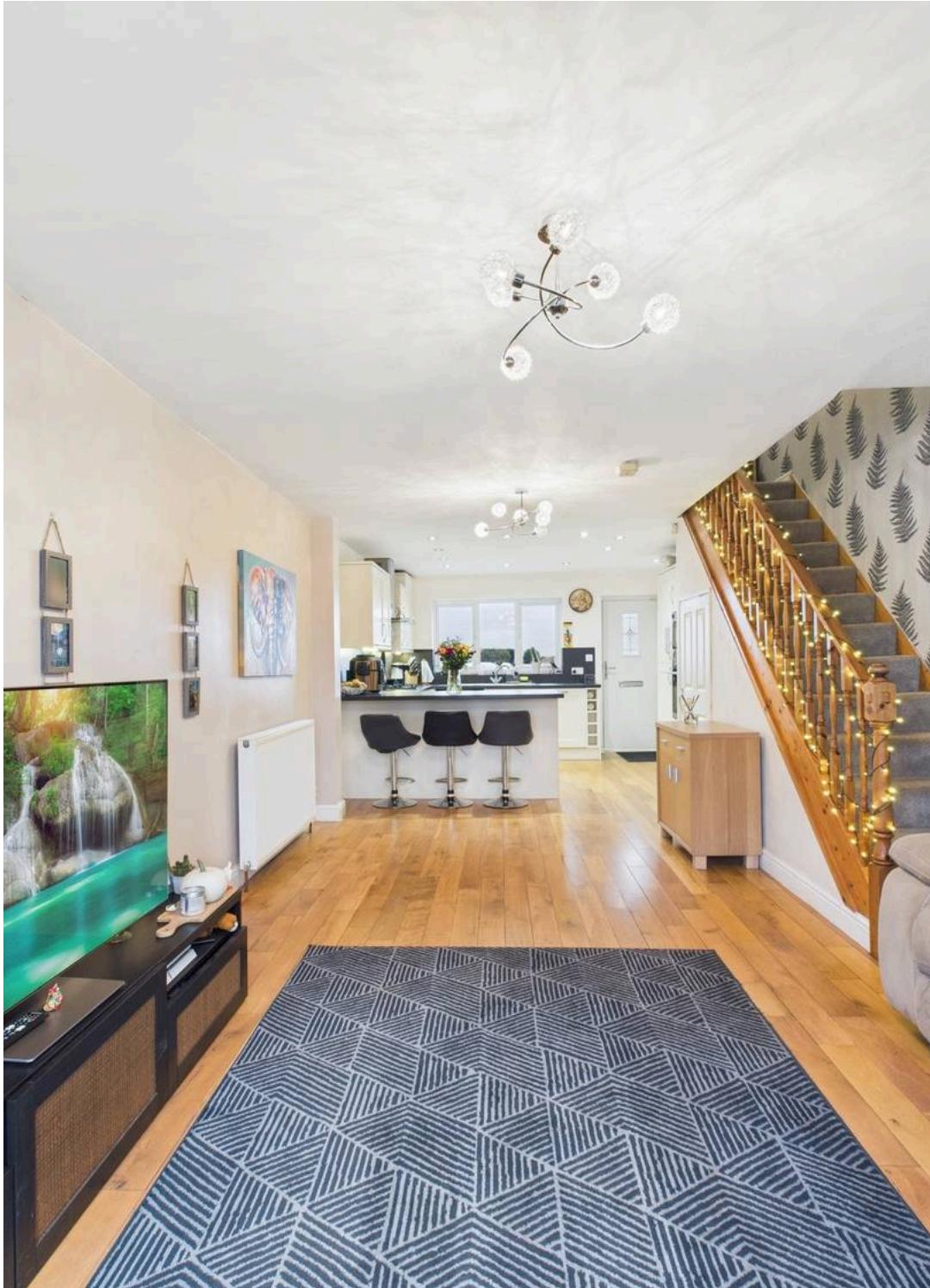
JP HARLL

## Bishopdyke Road

Cawood, Selby YO8 3ST

- Three Bedrooomed End Terraced House
- 64 Sq. M / 699 Sq. Ft.
- West Facing Rear Garden
- Off Street Parking To The Rear
- Mains Water. Mains Drainage
- LPG Gas Heating. Mains Electricity
- Brick Built Construction
- FREEHOLD
- EPC Rating 'E' (53)
- Council Tax Band 'C'





Nestled back from the every-day bustle, this crisply decorated end-terrace house invites you to step into a world where elbow room comes with elbow room. The modern kitchen, where sleek cabinetry and integrated appliances meet the art of every-day living. The kitchen island with stylish seating is perfect for casual breakfasts or lively evening gatherings, while the breakfast bar offers a perch for morning coffee rituals. Ample natural light pours in, illuminating the workspace and making even the simplest meal prep a joy.

The open plan living area is the heart of the home, an abundance of wood flooring underfoot and sunlight streaming through generous French doors. The feature staircase, adorned with decorative lighting and striking wallpaper, adds a dash of character and flair, making each arrival feel special.

When it's time to unwind, the three bedrooms are sanctuaries of calm, each bathed in natural light. Modern lighting fixtures and plush neutral carpets create a soothing ambience, while built-in storage in the Principal bedroom keeps life effortlessly organised. One room is currently dedicated to a home office - ideal for remote working.

Soak away the day in the family bathroom, which comprises of a panel bath with shower over, pedestal wash hand basin and close coupled w.c.

Step through the French doors and into your private garden oasis. Here, a circular patio beckons for al fresco dining or simply cosying down with a book. Raised flower beds and a storage shed add both charm and function. The neatly maintained front garden gives a warm welcome, and off-road parking ensures every return is hassle-free.

This is a home that blends comfort, style, and practicality - a place ready to grow with you, where every corner is touched with light and life.

## **Property Information Disclaimer**

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- 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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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.

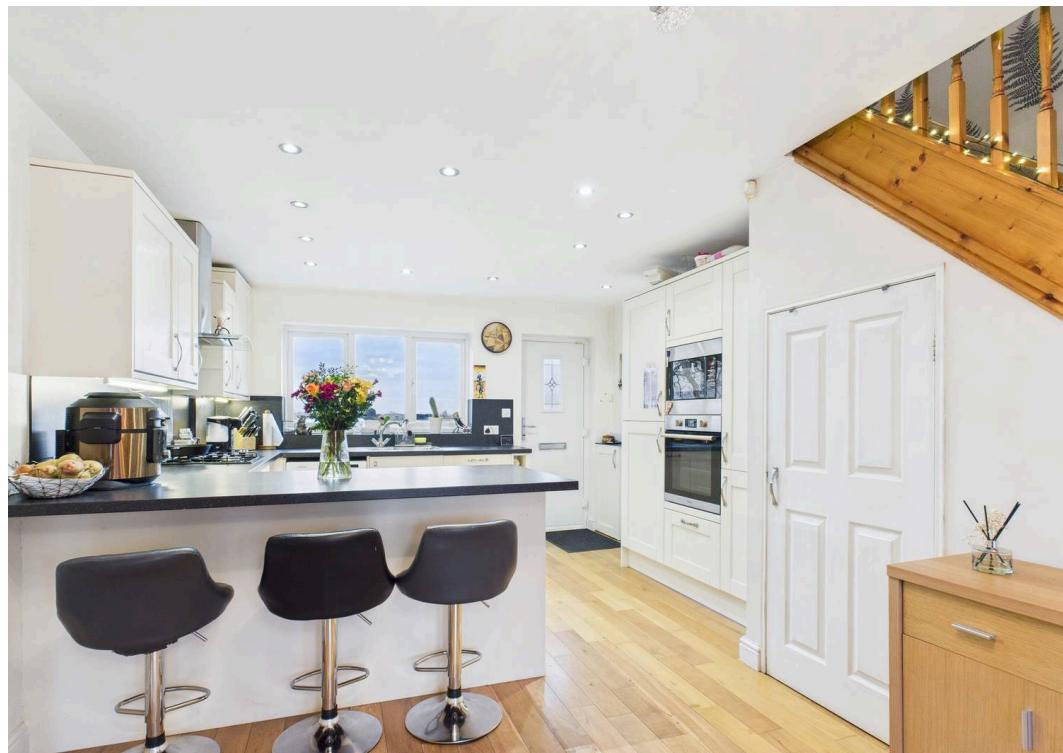
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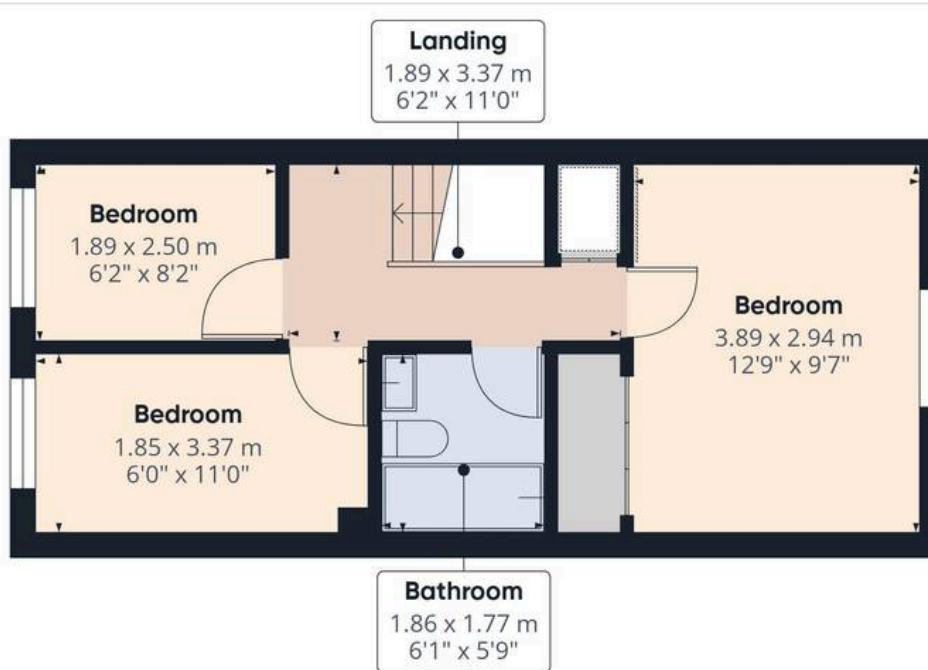
Our opening hours are Monday to Friday 9.00 to 17.30 and Saturdays 9.00 to 16.00

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



**Kitchen / Living Area**

3.85 x 8.86 m  
12'7" x 29'0"

**Ground Floor****Landing**

1.89 x 3.37 m  
6'2" x 11'0"

**Bathroom**

1.86 x 1.77 m  
6'1" x 5'9"

**Floor 1**

Approximate total area<sup>(1)</sup>

64.8 m<sup>2</sup>  
699 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



**JP Harll**

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