



6 Sylvan Close , Cawood, YO8 3UH Offers Over £425,000

** CHAIN FREE ** REDUCED ** CHAIN FREE ** REDUCED

Sylvan Close is in the historic and highly sought after village of Cawood.

This lovely property presents an exceptional opportunity to acquire a splendid detached house that is perfect for family living. This delightful property boasts four spacious bedrooms, providing ample room for relaxation and privacy. The two well-appointed bathrooms ensure convenience for all family members and guests alike.

Upon entering, you will find two inviting reception rooms, ideal for entertaining or enjoying quiet evenings at home. The layout of the house promotes a warm and welcoming atmosphere, making it a perfect setting for family gatherings and social events.

The property is complemented by generous parking space for up to four vehicles, a rare find in such a picturesque location. Cawood is renowned for its historic charm, offering a delightful blend of historic architecture and modern amenities. Residents can enjoy superb local facilities, including a selection of pubs and shops, all within easy reach.

Moreover, the proximity to the vibrant city of York adds to the appeal, providing a wealth of cultural

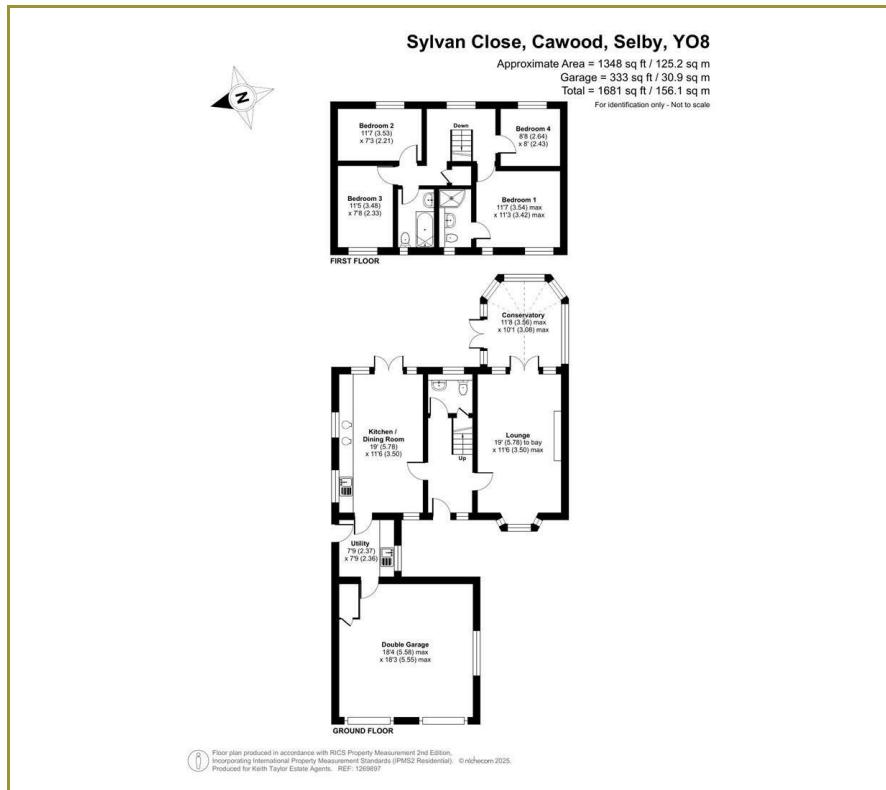
- Executive Detached House
- 4 Bedrooms 2 Bathrooms
- Overlooking the Historic Village Garth
- Double Garage
- Driveway Parking
- Conservatory
- Oil Heating
- Situated on a Peaceful Corner of only 3 Similar Properties
- Approached by a little Bridge Over the Dyke - Idyllic!
- ** CHAIN FREE **

Viewing

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



Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		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	(55-68)	D
(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 CO ₂ emissions	
England & Wales		EU Directive 2002/81/EC	



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