



HUNTERS[®]
HERE TO GET *you* THERE

9 Wolsey Avenue, Cawood, Selby, YO8 3SU

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Offers Over £170,000

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

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

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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)

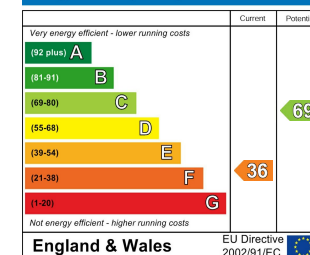


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Hunters Property Group. REF: 1440882.

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Energy Efficiency Rating



Environmental Impact (CO₂) Rating

