The Barn Rythergate, Cawood, Selby, YO8 3TP

HUNTERS®
EXCLUSIVE

The Barn Rythergate, Cawood, Selby, YO8 3TP

Offers Over £500,000

DESCRIPTION
Hunters Selby are delight to offer for sale this beautifully Presented Four-Bedroom Detached Home in the Sought-After Village of Cawood.

Situated in the highly desirable village of Cawood, this beautifully presented four-bedroom detached home offers a superb blend of character, space and modern family living. Boasting oil-fired central heating and UPVC double glazing throughout, the property has been thoughtfully maintained and is ready to move into.

The well-planned ground floor features a welcoming family room, a spacious lounge complete with a charming log-burning stove and exposed feature beams, creating a warm and inviting atmosphere. The stylish kitchen/dining room provides the perfect space for everyday living and entertaining, complemented by a practical utility room and a contemporary ground floor bathroom. A versatile fourth bedroom completes the ground floor accommodation, ideal as a guest room, home office or additional reception room.

Upstairs, the generous principal bedroom benefits from its own en-suite shower room, while two further well-proportioned bedrooms are served by a modern family bathroom.

Externally, a shared gravelled driveway leads to a private driveway providing off-street parking for several vehicles. To the rear, the enclosed garden is predominantly laid to lawn with an attractive decking area, offering an ideal space for outdoor dining, entertaining or relaxing. Fenced boundaries provide both privacy and security.

Combining character features with practical family accommodation in a sought-after village location, this unique home presents an excellent opportunity for a wide range of buyers. Early viewing is highly recommended to fully appreciate everything this exceptional property has to offer. Contact Hunters Selby today to arrange your viewing.

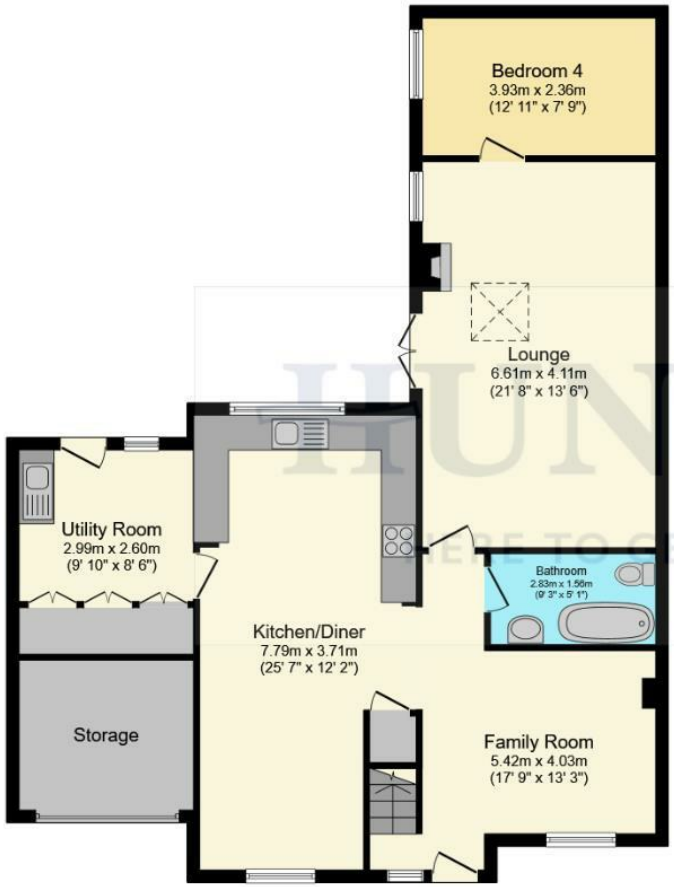
LOCATION
Cawood is a Saxon village, containing the Grade 1 listed Cawood Castle, which was home to the Archbishops of York for 500 years. Within the village there is a post office, general store, hairdressers and a selection of pubs. Education is provided by the local Cawood Primary School, which is 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/B1223 continue to follow B1223 which leads onto Rythergate where the property can be identified.

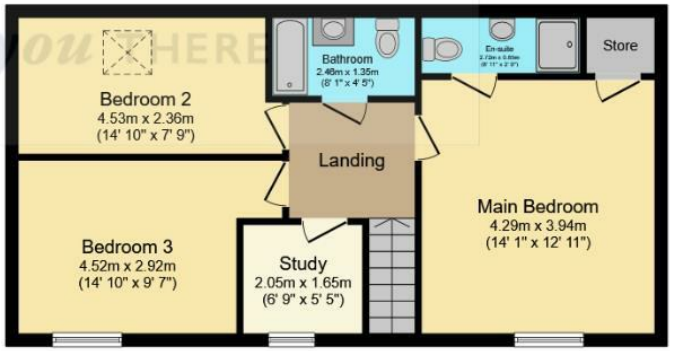
Material Information - Selby
Tenure Type; Freehold
Council Tax Banding; E
EPC Rating : E

Hunters Selby 23 Finkle Street, Selby, YO8 4DT | 01757 210884
selby@hunters.com | www.hunters.com

This Hunters business is independently owned and operated by Powell Properties (Yorkshire) Limited | Registered Address: 23 Finkle Street, Selby, YO8 4DT | Registered Number: 15028208 England and Wales | VAT No: 445 8931 59 with the written consent of Hunters Franchising Limited.



Ground Floor

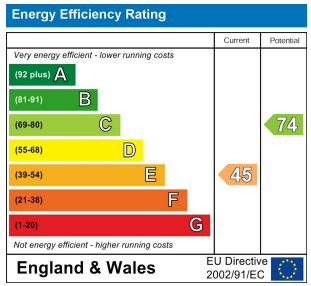


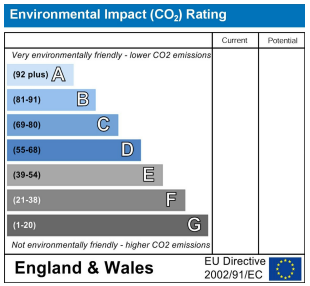
First Floor

Total floor area: 164.3 sq.m. (1,769 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

HUNTERS®
HERE TO GET *you* THERE





DESCRIPTION

Hunters Selby are delight to offer for sale this beautifully Presented Four-Bedroom Detached Home in the Sought-After Village of Cawood.

Situated in the highly desirable village of Cawood, this beautifully presented four-bedroom detached home offers a superb blend of character, space and modern family living. Boasting oil-fired central heating and UPVC double glazing throughout, the property has been thoughtfully maintained and is ready to move into.

The well-planned ground floor features a welcoming family room, a spacious lounge complete with a charming log-burning stove and exposed feature beams, creating a warm and inviting atmosphere. The stylish kitchen/dining room provides the perfect space for everyday living and entertaining, complemented by a practical utility room and a contemporary ground floor bathroom. A versatile fourth bedroom completes the ground floor accommodation, ideal as a guest room, home office or additional reception room.

Upstairs, the generous principal bedroom benefits from its own en-suite shower room, while two further well-proportioned bedrooms are served by a modern family bathroom.

Externally, a shared gravelled driveway leads to a private driveway providing off-street parking for several vehicles. To the rear, the enclosed garden is predominantly laid to lawn with an attractive decking area, offering an ideal space for outdoor dining, entertaining or relaxing. Fenced boundaries provide both privacy and security.

Combining character features with practical family accommodation in a sought-after village location, this unique home presents an excellent opportunity for a wide range of buyers. Early viewing is highly recommended to fully appreciate everything this exceptional property has to offer. Contact Hunters Selby today to arrange your viewing.

LOCATION

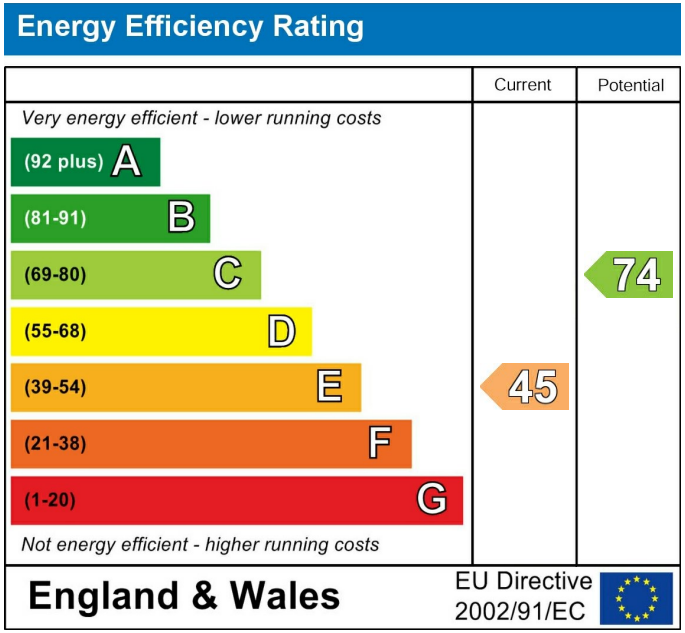
Cawood is a Saxon village, containing the Grade 1 listed Cawood Castle, which was home to the Archbishops of York for 500 years. Within the village there is a post office, general store, hairdressers and a selection of pubs. Education is provided by the local Cawood Primary School, which is rated good 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/B1223 continue to follow B1223 which leads onto Rythergate where the property can be identified.

Material Information - Selby

Tenure Type; Freehold
Council Tax Banding; E
EPC Rating : E



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

HUNTERS
HERE TO GET you THERE

HUNTERS
HERE TO GET you THERE

HUNTERS
HERE TO GET you THERE

HUNTERS
HERE TO GET you THERE

Home
HUNTERS
HERE TO GET you THERE

HUNTERS
HERE TO GET you THERE

HUNTERS
HERE TO GET you THERE

Let's Snuggle
HUNTERS
HERE TO GET you THERE

HUNTERS
HERE TO GET you THERE

Let's Snuggle
HUNTERS
HERE TO GET you THERE

HUNTERS
HERE TO GET you THERE

HUNTERS
HERE TO GET you THERE

HUNTERS
HERE TO GET you THERE

HUNTERS
HERE TO GET you THERE

HUNTERS
HERE TO GET you THERE

HUNTERS
HERE TO GET you THERE

HUNTERS
HERE TO GET you THERE

HUNTERS
HERE TO GET you THERE

XRocker
HUNTERS
HERE TO GET you THERE

XRocker
HUNTERS
HERE TO GET you THERE

"You're My Greatest Adventure"
HUNTERS
HERE TO GET you THERE

HUNTERS
HERE TO GET you THERE

HUNTERS
HERE TO GET you THERE

HUNTERS
HERE TO GET you THERE

HUNTERS
HERE TO GET you THERE