

6 Sylvan Close

Cawood
YO8 3UH

Offers in excess of £399,999



- DETACHED HOUSE
- FOUR BEDROOMS
- GOOD SIZED LIVING ROOM
- CONSERVATORY
- LARGE KITCHEN DINER WITH SEPARATE UTILITY
- EN-SUITE SHOWER ROOM
- DOWNSTAIRS CLOAKROOM
- REAR GARDEN NOT OVERLOOKED
- NO ONWARD CHAIN
- POPULAR VILLAGE LOCATION









Welcome to the charming village of Cawood, Selby, where you will find this exquisite detached house on Sylvan Close offering a perfect blend of modern living and tranquil surroundings. Within a select development of only two other properties, this home provides a sense of exclusivity and privacy, making it an ideal retreat for families or those seeking a peaceful lifestyle. The property boasts four spacious bedrooms, providing ample room for family members or guests. The two well-appointed bathrooms ensure convenience and comfort for all. The heart of the home features a generously sized living room and kitchen/diner, perfect for entertaining guests or enjoying quiet evenings with loved ones. Situated on the edge of the village, this home benefits from a serene setting while still being within easy reach of local amenities. The property's location also allows for easy access to nearby towns and cities. Do not miss the chance to make this exceptional house your new home.

UPVC entrance door leading into:-

Entrance Hall
3.89m x 1.81m (12'9" x 5'11")
With stairs off to the first floor, a window to the front elevation and a radiator.

Cloakroom
1.81 x 1.63 (5'11" x 5'4")
Having a suite comprising wash hand basin inset into a vanity unit with further storage and a wc. With a window to the rear elevation, radiator and under stairs storage cupboard.

Living Room
5.78m max x 3.57m (18'11" max x 11'8")
A good sized living space with a brick fireplace and tiled hearth housing log burner. With a large bay window to the front elevation and a radiator beneath. Patio doors into:-

Conservatory
3.67m x 3.12m (12'0" x 10'3")
Having windows to all sides and french doors leading into the rear garden.

Kitchen/Diner
5.78m x 3.57m (19'0" x 11'9")
A generously sized kitchen/diner extending to the full length of the house. Having a range of base units along with an integrated fridge and space for a dishwasher. Rayburn oil range cooker which provides heating and hot water. With two windows to the side elevation and french doors into the rear garden. Door into:-

Utility
2.37m x 2.36m (7'9" x 7'8")
Having a sink unit and plumbing for a washing machine. With a window and door to the side elevation. Door into:-

Double Garage
5.58m max x 5.54m (18'3" max x 18'2")
Having an up and over door and a window to the side elevation.

Landing
With doors off and a window to the rear elevation. Airing cupboard housing hot water cylinder.

Bedroom 1
3.5m x 3.28m (11'5" x 10'9")
Having two windows to the front elevation with a radiator beneath.

En-suite Shower Room
2.42m x 1.47m (7'11" x 4'10")
Being fully tiled and having a suite comprising wash hand basin inset into a vanity unit, wc and large walk in shower. With an extractor fan and a ladder style towel rail/radiator. Window to the front elevation.








Bedroom 2
3.53m x 2.21m (11'6" x 7'3")
Having a window to the rear elevation and a radiator beneath.

Bedroom 3
3.47m x 2.34m (11'5" x 7'8")
Having a window to the front elevation and a radiator beneath.

Bedroom 4
2.43m x 2.66m (8'0" x 8'9")
Having a window to the rear elevation and a radiator beneath.

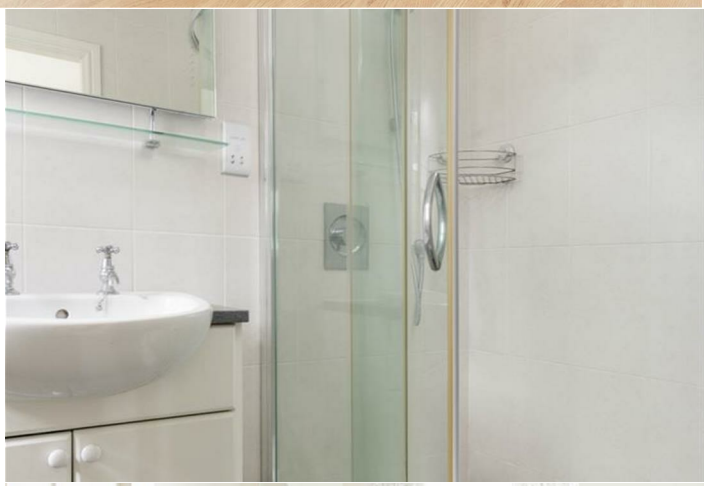
Bathroom
2.42m x 1.56m (7'11" x 5'1")
Being fully tiled and having a suite comprising panelled bath with shower over, wash hand basin and wc. With a window to the front elevation.

Outside
The front exterior presents a traditional brick-built facade with a tiled roof, complemented by mature hedging and a paved pathway leading to the front door. The double garage sits conveniently to the side, with a driveway providing off-road parking. The rear garden is a private and leafy space with mature shrubs and trees bordering the lawn. A paved patio area adjoins the conservatory and is perfect for outdoor seating and enjoying the sunshine. The garden offers plenty of greenery and a natural feel, ideal for relaxing or entertaining.

Utilities
Mains Electric
Oil Fired Central Heating
Mains Water (Not Metered)
Mains Sewerage
Mobile* 4G
Broadband* HTTP (Ultrafast)

*Mobile and broadband information is taken from the OFCOM website but there can be local variations so these should be considered as a guide only. If this is particularly important to you, we recommend you also make your own enquiries.

Note
This house is constructed with a timber frame.



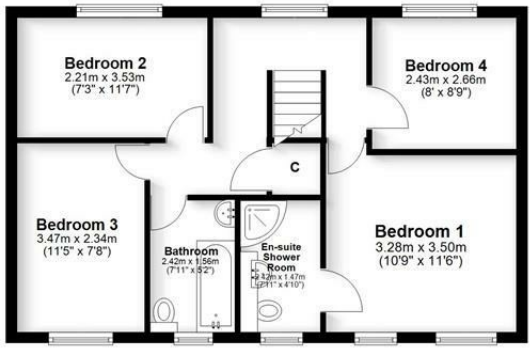

Ground Floor

Approx. 71.0 sq. metres (764.5 sq. feet)
(excluding Double Garage, C)



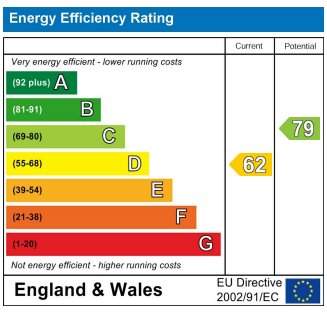
First Floor

Approx. 53.2 sq. metres (572.4 sq. feet)



Total area: approx. 124.2 sq. metres (1336.9 sq. feet)

All measurements have been taken using laser distance metre or sonic tape measure and therefore may be subject to a small margin of error. Whilst we endeavour to make our sales details accurate and reliable. If there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if travelling some distance.
Plan produced using PlanUp.



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