



WISHART
ESTATE AGENTS

69 Chestnut Road
Cawood
Selby
YO8 3TB

£230,000

- Village Location
- Lounge with Open Fireplace
- Patio Doors Leading to Garden
- Two Double Bedrooms
- House Bathroom
- Low Maintenance Garden
- Garage and Off Street Parking



This modern, two-bedroom property is situated in the sought-after village of Cawood. The internal accommodation comprises: entrance hall, kitchen, sitting room, two bedrooms and a house bathroom. Externally, the property benefits from off street parking, a garage and low maintenance front and rear gardens.

Approached via a pathway running alongside the front lawned garden, the front entrance door leads into the hallway, which has a staircase to the right and a door to the left giving access to the kitchen.

The kitchen is fitted with a range of white wall and base units with contrasting work

surfaces over. Integral appliances include an electric oven and hob with an extractor hood and under-counter fridge and freezer. The kitchen comes complete with free-standing under-counter Miele washing machine and Miele dishwasher. A window is situated above the sink unit, looking out over the front garden.

The main focal point in the sitting room is an open fireplace with timber surround and decorative tiles. This bright spacious room has a window and a patio door leading to the rear aspect and offers plenty of space for a range of reception furniture. A large under stairs cupboard provides storage. Wall-

mounted electric storage heaters provide a source of heating to the living room and the hall.

Back through the hall, the staircase leads to the first-floor landing and a hatch gives access to the loft space.

Bedroom one is a spacious double bedroom with two windows to the rear aspect allowing plenty of natural light. This room also has a bank of fitted wardrobes providing ample storage, and a wall-mounted electric storage heater.

Bedroom two is a further good-sized room, with a fitted cupboard for storage and a wall-mounted electric heater. A window to the front aspect enjoys views across the garden.

The house bathroom is fitted with a white three-piece suite comprising; a bath with shower over, a pedestal hand basin and a low level WC. The walls are tiled, there is also a heated towel rail, an extractor fan and laminate flooring which contrasts nicely.

Externally, the front garden is mostly laid to lawn with a path running between. The rear, which is walled with a timber gate, is south-facing and offers a patio seating area, and a

small flower bed. Off-street parking is available in front of the garage.

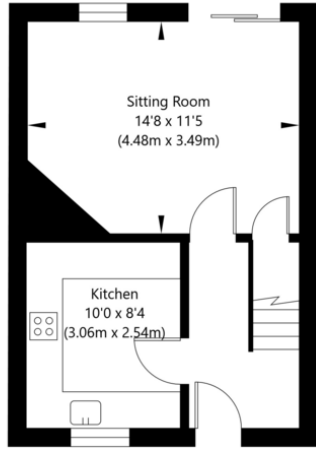
Location

The village of Cawood is located some 10 miles south of the historic City of York, 5 miles from Selby and 7.5 miles from the market town of Tadcaster, not to mention the major rail and road links which connect neighbouring locations. Along with its rich heritage, notable landmarks and beautiful riverside walks, the village boasts many local amenities, public houses and a primary school.

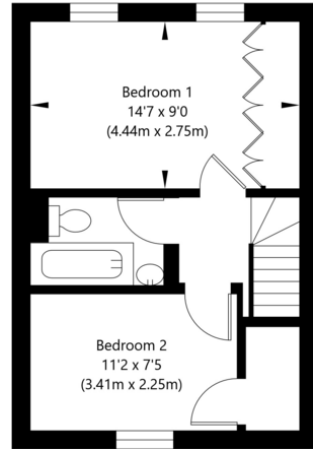
Noted as 'The Windsor of the North' due to previously being home to the Archbishops of York, Cawood is one of the most historic villages in England. Rumour has it that the children's nursery rhyme Humpty Dumpty may refer to Cardinal Wolsey's 'great fall' at Cawood, when he was arrested by King Henry VIII's men.

The property has no history of flooding. The village itself has been protected from flooding by the erection of a flood wall in 1985. Further information can be found on the Environment Agency website.





Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 323 SQ FT / 30.03 SQ M



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 322 SQ FT / 29.88 SQ M



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 645 SQ FT / 59.91 SQ M - (Excluding Garage)
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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COUNCIL TAX BAND

C

TENURE

Freehold

LOCAL AUTHORITY

Selby District Council

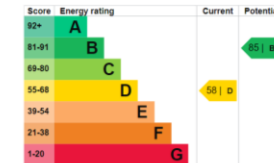
DIRECTIONS

From the A19 at Escrick heading towards Selby, take a right turn onto Cawood Road just opposite the turning to Escrick Park Estate. Continue along Cawood Road for around 9 minutes and you will merge automatically onto the B1222. Take the next turn right to continue along the B1222 into Cawood village and continue over the bridge. At the traffic lights turn right then take the first left onto Chestnut Road. Number 69 is located towards the bottom of the street, on the left hand side.

Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be B.

[See how to improve this property's energy performance.](#)



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

OFFICE

Wishart Estate Agents
Wilton House
Station Road
Tadcaster
North Yorkshire
LS24 9SG

T: 01904 404558

E: info@wishartestateagents.co.uk

W: www.wishartestateagents.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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