Keith Taylor

ESTATE AGENT / RESIDENTIAL LETTINGS & MANAGEMENT
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Established 1978



7 Rythergate

Cawood, YO8 3TP

Offers Over £155,000

** CHAIN FREE ** REDUCED *** Situated in the very heart of the charming and highly sought after village of Cawood, is this utterly delightful Cottage, which presents a superb opportunity for those seeking a modern yet quaint living experience.

This beautifully appointed cottage features two well-proportioned bedrooms and a comfortable reception room, making it an ideal home for couples or small families. The property boasts a contemporary interior that harmoniously blends with its traditional exterior, offering a warm and inviting atmosphere.

In the heart of the village, residents will enjoy easy access to a variety of fabulous amenities, including local pubs, schools, a shop, cafes and hairdressers, all just a stone's throw away. This vibrant community is perfect for those who appreciate the convenience of village life while still being connected to larger towns. The property is also conveniently located on the 42 bus route, providing direct access to the bustling city of York and the local market town of Selby, making it an excellent choice for commuters.

This Cottage is not just a home; it is a lifestyle choice that offers the best of both worlds—modern living in a picturesque village setting. Whether you are looking to settle down or invest in a property with great rental potential, this cottage is sure to impress. Do not miss the chance to make this charming residence your own.

- CHAIN FREE - and ready for its new owner!
- Two Bedrooms
- Private Enclosed Rear Yard
- Modern Bathroom - Shower over Bath
- Multi Fuel Burning Stove in Lounge
- Modern Kitchen with Tiled Floor
- Some Integrated Appliances
- Highly Sought After Historic Village
- Village Centre Location
- Cute Cottage - Ideal First Property

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Floor Plan



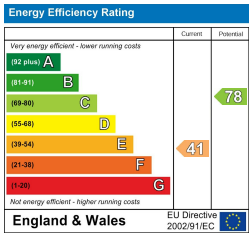
Total area: approx. 46.8 sq. metres (503.9 sq. feet)

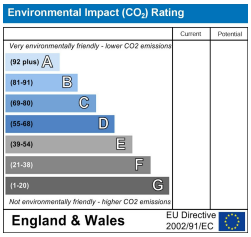
Not to scale-for illustrative purposes only. All measurements and fixtures including doors and windows are approximate and should be independently verified.
Prepared by Andrew N Wilson Photography
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph













These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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