



**27 BISHOPDYKE ROAD,  
CAWOOD, SELBY, YO8 3ST**

**Blacks**  
PROPERTY CONSULTANTS

WITH A STUNNING PART OPEN PLAN GROUND FLOOR INTERIOR AND GALLERIED FIRST FLOOR LANDING OVERLOOKING A SPACIOUS RECEPTION HALL, THREE 'THEMED' BATHROOMS WITH QUALITY FITTINGS, THIS INDIVIDUAL ARCHITECT DESIGNED DETACHED HOUSE IS A MUST VIEW FOR ANYONE SEEKING GENEROUS SIZED ACCOMMODATION WITH AN EXCELLENT RANGE OF CONTEMPORARY FIXTURES THROUGHOUT. THE PROPERTY OCCUPIES A SOUGHT AFTER LOCATION STANDING ON THE EDGE OF THE VILLAGE WITH ADJOINING FARMLAND TO THE SIDE, REAR AND WITH OPEN VIEWS TO THE FRONT. CAWOOD OFFERS A RANGE OF LOCAL AMENITIES AND IS CONSIDERED TO BE WITHIN CONVENIENT COMMUTING DISTANCE OF THE MOTORWAY NETWORK, LEEDS, WEST YORKSHIRE AND THE YORK CITY CENTRE. THE MARKET TOWN OF SELBY IS 4½ MILES, YORK OUTER RING ROAD (A64) 7 MILES AND A1 (M) 9¼ MILES. (DISTANCE APPROXIMATE)

### SUMMARY OF PRINCIPAL ACCOMMODATION

\* RECEPTION HALL \* DINING ROOM \* STUDY/FAMILY ROOM \* SITTING ROOM \* KITCHEN \* UTILITY ROOM \* CLOAKROOM \*  
\* MASTER BEDROOM \* EN-SUITE BATHROOM \* BEDROOM 2 WITH EN-SUITE BATHROOM \* 2 FURTHER BEDROOMS \* HOUSE BATHROOM \*  
\* INTEGRAL DOUBLE GARAGE \* UPVC DOUBLE GLAZING \* LPG UNDERFLOOR HEATING THROUGHOUT \*

## GUIDE PRICE: £450,000

### ACCOMMODATION

#### GROUND FLOOR

Loggia with two arched tops and uPVC door leading to -

#### RECEPTION HALL:



**21' 3" (6.48m) x 10' 8" (3.25m) reducing to 10' 0" (3.05m) max.** Laminate floor, turning staircase with glass balustrade rising to first floor galleried landing and opening to -

#### DINING ROOM:

**24' 10" (7.57m) x 9' 1" (2.77m) max.** Three uPVC double glazed windows with high level windows above, uPVC double

glazed French doors to rear garden and high level uPVC double glazed window above, laminated floor, T.V. point and point for four wall lights. Integrated speaker points for Hi Fi.

#### STUDY/FAMILY ROOM:

**14' 1" (4.29m) x 9' 4" (2.84m).** With uPVC double glazed window. TV point and telephone point.

The Reception Hall opens to -

#### SITTING ROOM:



**21' 10" (6.65m) x 12' 3" (3.73m) to include breakfast area,** T.V. point, laminate floor, uPVC double glazed French doors to

rear garden, two bottle style glazed windows, laminate flooring, integrated speaker points for Hi Fi and opening to -

#### KITCHEN/BREAKFAST AREA:

**13' 4" (4.06m) x 10' 1" (3.07m). plus breakfast area.** Range of base units with granite work surfaces, solid wood 'Stretton' birch fronts and incorporating two recessed sinks with mixer tap and extending to breakfast bar. Plumbing for dishwasher, integrated microwave and space for fridge/freezer. Smeg stainless steel range with six gas burners, electric fan assisted oven and conventional over/grill below. Glass and stainless steel chimney hood above. Matching island unit. Wall cupboards, open glass shelving, built in whirlpool microwave, ceramic tiled floor and two uPVC double glazed windows. Integrated speaker points for Hi Fi, TV point, telephone point.

#### UTILITY ROOM:

**8' 5" (2.57m) x 4' 2" (1.27m).** Work surface incorporating stainless steel sink with mixer tap, cupboard below and integrated washer dryer. Matching wall cupboards, ceramic tiled floor and door to garage.

#### CLOAKROOM:

Low-level W.C., ceramic tiled floor and uPVC double glazed window, glass pedestal wash basin with mixer tap.

#### FIRST FLOOR

From the Reception Hall a turning staircase rises to -

#### GALLERIED LANDING:

With glazed balustrade and timber hand rail.

### MASTER BEDROOM (REAR):

**14' 8" (4.47m) max x 11' 9" (3.58m) max (to include fitted wardrobes).** Recessed single wardrobe, three door wardrobes with fitted lights and boxroom/cupboard with uPVC double glazed window. TV point.

### EN-SUITE BATHROOM:

**10' 1" (3.07m) x 8' 2" (2.49m) plus door recess.** 'Ovoro' corner bath with mixer tap, pedestal wash basin and low-level W.C. Half tiled walls, electric towel rail, shaver point, ceramic tiles floor, uPVC double glazed window and recessed ceiling lights. Separate double size shower with fitted shower, fully tiled walls and ceiling light/extractor.

### BEDROOM 2 (FRONT):

**18' 2" (5.54m) (to wardrobe back) x 11' 9" (3.58m).** Fitted wardrobe with fitted lights, TV point, uPVC double glazed window and steps to -

### EN-SUITE BATHROOM:

**8' 0" (2.44m) max x 8' 11" (2.72m) max.** Victoria & Albert free standing shaped bath on timber plinths and wall mounted mixer tap, circular wash basin on granite top wash stand with wall mounted mixer tap. Low-level W.C., tiled walls with inset mirror, two uPVC double glazed windows, recessed ceiling lights, point for two wall lights, electric shaver point and pebble flooring.

### BEDROOM 3 (FRONT):

**13' 4" (4.06m) x 13' 0" (3.96m).** Double door wardrobe with fitted lights and uPVC double glazed window. TV point.

### BEDROOM 4 (SIDE):

**10' 0" (3.05m) x 9' 9" (2.97m).** Single fitted wardrobe with fitted lights and uPVC double glazed window. TV point.

### HOUSE BATHROOM:

**9' 10" (3m) x 6' 5" (1.96m) plus 5' 1" (1.55m) x 2' 3" (0.69m).** Shaped panel bath with mixer tap and hand held separate electric shower. Pedestal wash basin, low-level W.C., electric shaver point, wall mounted mirror with light above, towel rail, tiled walls and tiled flooring. Separate shower with fitted shower, coloured tiled walls, glass brick wall and ceiling light/extractor.

### FLOOR PLANS:

These layout floor plans are for illustration only. They are not to scale and should not be relied upon for the taking of measurements.



### OUTSIDE:



To the front is a block paved drive providing vehicle parking and leading to **INTEGRAL GARAGE 19' 5" (5.92m) x 15' 8" (4.78m)** with electrically operated roller shutter door (with remote control), personal door, light, power and wall mounted LPG heating boiler. To the side is an area of lawned gardens with mature trees and the rear garden comprises lawn with herbaceous borders, fir trees and bounded by open trellis low level fencing.

### GENERAL INFORMATION:

#### LOCAL AUTHORITY:

Selby District Council, Tel: 01757 705101.

#### COUNCIL TAX:

An inspection of the Valuation Office's website on 12<sup>th</sup> May 2010 revealed a Band 'F' assessment.

#### VIEWING:

Strictly by appointment with the Selling Agents, Tel: 01904 679733.

#### DIRECTIONS:

As you leave the village centre on the B1222 heading south west to Sherburn in Elmet, the property is the last house on the right hand side before open countryside.

### ENERGY PERFORMANCE GRAPHS:



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emission. The higher the rating, the less impact it has on the environment.

### IMPORTANT NOTICE:

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