



15 Ryther Road, Cawood £325,000

Offering great curb appeal in a non estate position in the historic and sought after village of Cawood, this extended THREE double bedroomed detached bungalow provides excellent accommodation and is presented to a very high standard. The property boasts UPVC double glazed windows, oil central heating, attached garage and rear store / workshop. Internally the property offers spacious lounge, dining room, sun room, attractive kitchen and breakfast room, ensuite and quality family bathroom with bath and separate walk in shower. An excellent garden to the front and off road parking for several vehicles, combined with a rear and side flower / paved garden with small conifer screen overlooking a field with a sought after southerly aspect. Viewing essential!



Covered entrance porch. Solid wood front door. Double glazed side panel.

Hall 3.63 x 2.37 then 2.33 x 0.91 (11'11" x 7'9" then 7'8" x 3'0")

Spacious Hallway. Solid wood floor. Coved ceiling.

Lounge 5.49 x 3.60 (18'0" x 11'10")

UPVC double glazed bay front window. UPVC double glazed side window. Solid wood floor. Marble fireplace surround. Cast iron inset and open fire (in working order). Marble hearth. Two central heating radiators. Arch leading to:

Dining area 3.46 x 3.02 (11'4" x 9'11")

Solid wood floor. Central heating radiator. Double glazed side window.

Sun room 2.52 x 2.66 (8'3" x 8'9")

UPVC rear patio doors to garden. UPVC double glazed side window. Central heating radiator. Solid wood floor. Coved ceiling.

Kitchen and Breakfast area 2.95 x 3.78 then 3.50 x 2.30 (9'8" x 12'5" then 11'6" x 7'7")

Fully fitted kitchen. Wall and base units. Worktop surfaces. Tiled splashbacks. Stainless steel 1 ½ bowl sink unit and drainer. Mixer taps. Integrated AEG electric oven. 4 ring Belling hob. Extractor above. Integrated fridge / freezer, washing machine and space for integral dishwasher. Airing Cupboard housing hot water tank and oil central heating boiler. Walk in pantry. Central heating radiator. UPVC double glazed rear patio doors.

Bedroom Two (front) 3.62 x 3.90 (11'11" x 12'10")

Double glazed front and side window. Central

heating radiator. Fitted full length wardrobe with mirrored sliding doors. Coved ceiling.

Bedroom 3 (middle) 2.88 x 3.03 (9'5" x 9'11")

UPVC double glazed side window. Central heating radiator.

Bedroom 1 (rear) 3.62 x 3.78 (11'11" x 12'5")

UPVC double glazed rear window. Central heating radiator. Coved ceiling.

En suite 2.40 x 1.01 (7'10" x 3'4")

UPVC double glazed rear window. Shower cubicle. Fully tiled. Folding door. WC, sink unit.

Family Bathroom 2.64 x 2.08 (8'8" x 6'10")

Modern family bathroom. White suite; bath, WC and sink unit. Fully tiled. Xpelier extractor. UPVC double glazed side window. Central heating radiator. Large walk in shower with glazed screen. Underfloor heating.

Garage

Attached brick garage. Up and over door. Power and light.

Store / workshop

Power and light. Water tap.

Outside front

Lawned garden to the front and off road parking for several vehicles leading to attached single garage. Flower beds and mature shrubs.

Outside rear

Wooden gate provides side access to rear on one side (garage side). Oil tank. Modest rear flower / paved garden with small conifer screen overlooking a field. South facing.



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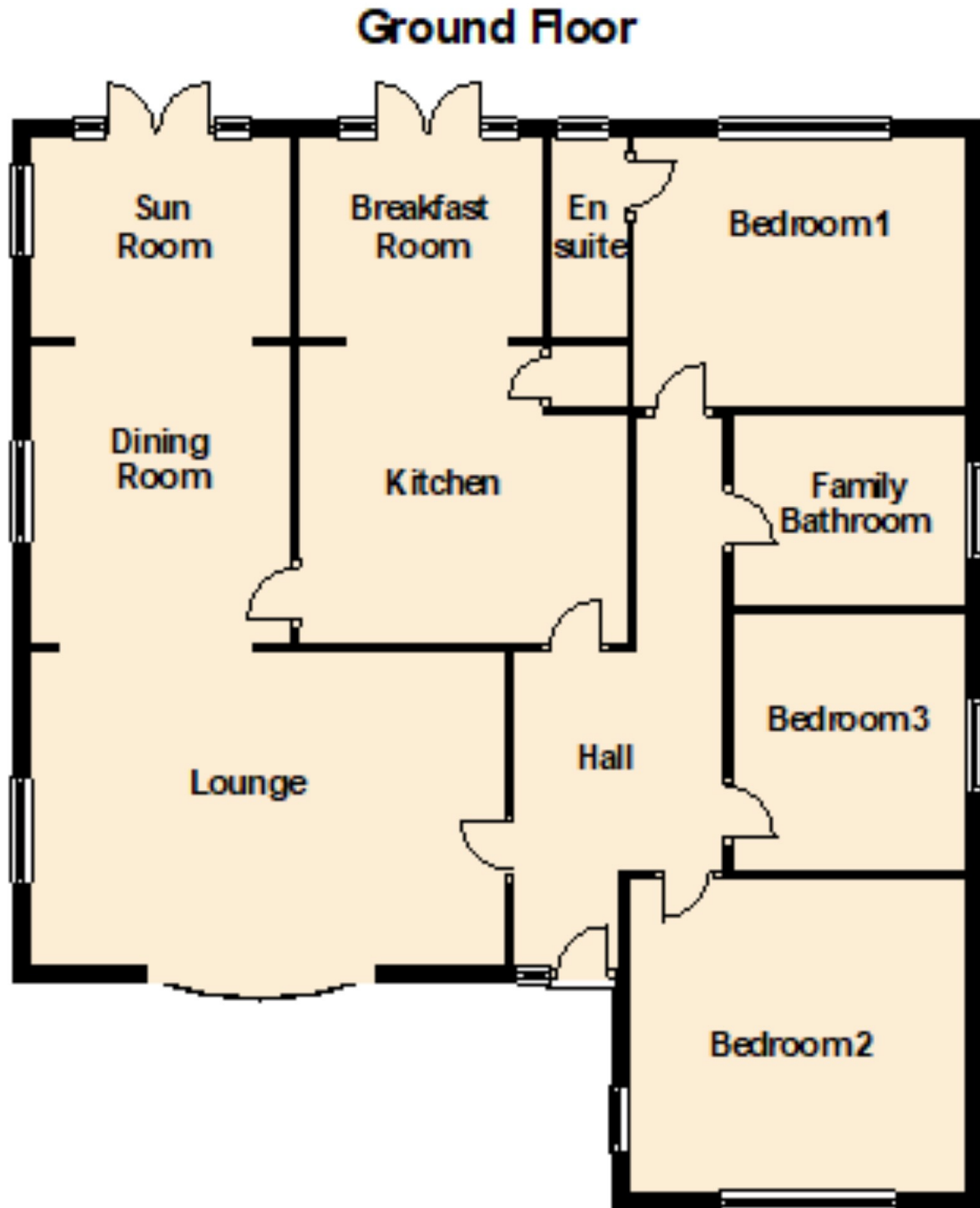
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FLOOR PLAN - GROUND FLOOR

This plan is included as a service to our customers and is intended as a GUIDE TO LAYOUT only. Dimensions are approximate. DO NOT SCALE.



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