



22 Rythergate

Cawood, YO8 3TP

Offers In The Region Of £167,500

Sitting in the centre of the historic village of Cawood, this delightful period terraced cottage on Rythergate offers a perfect blend of period character and modern convenience. Spanning 624 square feet, this cosy home features two well-proportioned bedrooms and a comfortable reception room, making it an ideal choice for first-time buyers or those seeking a quaint retreat.

The cottage exudes warmth and charm, with its period features creating a welcoming atmosphere. The layout is thoughtfully designed to maximise space, ensuring that every corner of the home is both functional and inviting. The modern shower room is conveniently located on the first floor.

One of the standout benefits of this property is the free on-street parking available in the village, providing ease and accessibility for residents and visitors alike. The village itself boasts a variety of amenities, ensuring that daily necessities are within easy reach. Additionally, the regular bus service to York and Selby offers excellent transport links, making commuting or exploring the surrounding areas a breeze.

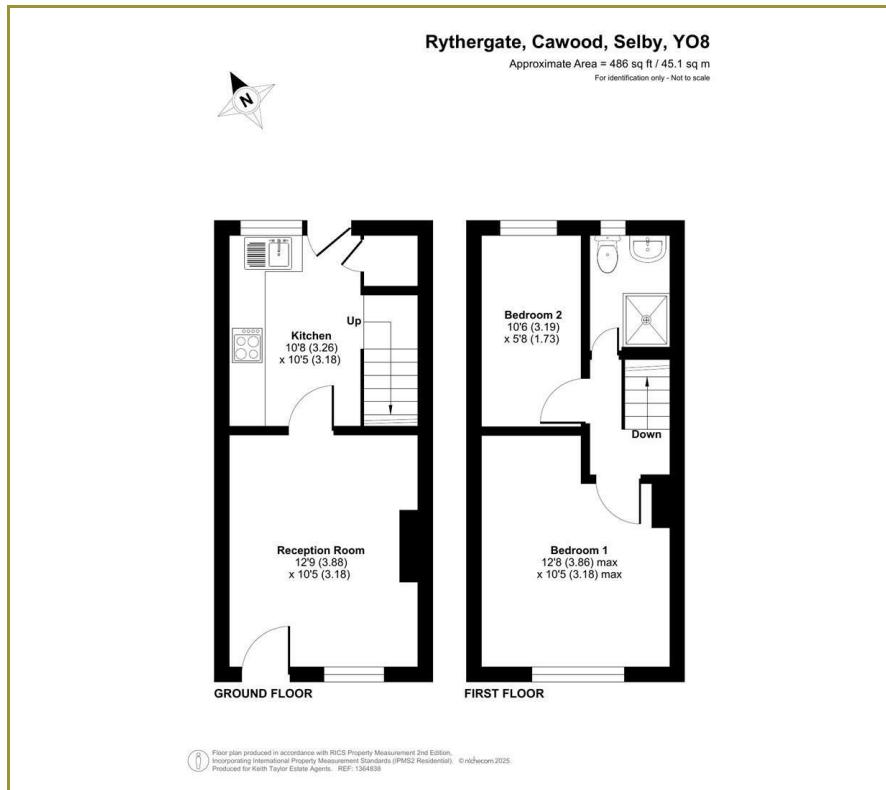
This cottage is not just a house; it is a home filled with potential and charm, perfect for those looking to settle in a friendly community. With its appealing features and convenient location, this property is a wonderful opportunity for anyone looking to embrace village life while remaining connected to larger towns. Don't miss the chance to make this lovely cottage your own.

Please contact us on 01757 709457 if you wish to arrange a viewing appointment for this property or require further information.

- **** CHAIN FREE ****
- Period Cottage
- 2 Bedrooms
- Modern Kitchen and Bathroom
- Highly Sought After Village
- Ideal First Time Buyer Property
- Rear Low Maintenance Courtyard
- Neutral Décor Throughout
- Village Centre Location
- Cosy Cottage with Open Fire in the Lounge



Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A	92	
(81-91)	B		
(68-80)	C		
(55-68)	D	44	
(38-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/81/EC	
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Not environmentally friendly - higher CO₂ emissions



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