



Sandwithe Bishopdyke Road

Cawood, YO8 3UB

Offers In The Region Of £600,000



3



1



2



A

EQUESTRIAN PROPERTY / SMALL HOLDING Fabulous small holding opportunity with c4 acres of grazing – with a detached Bungalow and garage. Looking for the good life – well here it is! CHAIN FREE.



Further Property Info:

Sitting well back from Bishopdyke Road, Cawood, is this 3 bedroom detached bungalow, ready for its new owners - properties like this one rarely become available to the open market in such a wonderful setting.

This is an ideal home for all those with interest in having a smallholding or those with equestrian interests.

The property briefly comprises front entrance porch, inner hallway - with excellent storage, lounge diner, kitchen, 3 double bedrooms and a good sized house bathroom- with separate shower , bath, hand basin and w.c.. gardens to all sides complement this gem.

Heating: Oil

Services: Septic tank, water, electricity and oil heating.

Tenure: Freehold

Solar Panels Fitted.

Council Tax: Band D - North Yorkshire County Council

AML - Anti Money Laundering Checks

In line with legislation we use the services of 'Smart Search' to complete the relevant ID verification checks for all Buyers and Vendors, there is a fee associated with this service.

Stamp Duty Land Tax (SDLT)

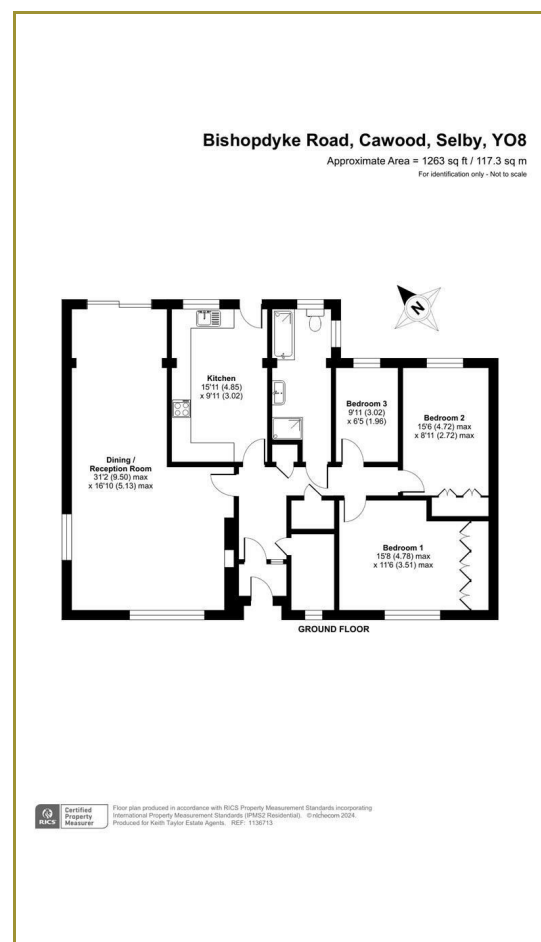
Is a property tax that buyers must pay when purchasing a property in England and Northern Ireland. It is a progressive tax, meaning that different portions of the purchase price are taxed at different rates. The tax applies to both freehold and leasehold properties and is due within 14 days of the property purchase completion. The amount of stamp duty depends on the purchase price and whether the buyer qualifies for exceptions, such as first-time buyer relief.

Use the Government stamp duty calculator [LINK](#) to work out how much tax you will pay.

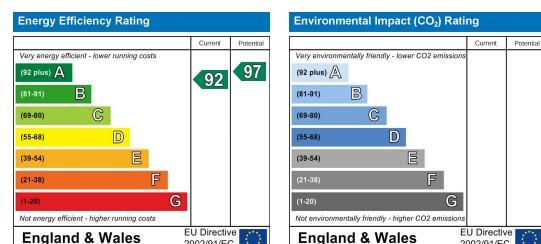
Area Map



Floor Plans



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Keith Taylor

56 Gowthorpe, Selby, North Yorkshire, YO8 4ET
Tel: 01757 709457 Email: sales@keithtaylorproperty.co.uk
www.keithtaylorproperties.co.uk