

Park Row



Wistowgate, Cawood, YO8 3SH

Offers Over £475,000



**** OFF-STREET PARKING ** SUITABLE FOR MULTI-GENERATIONAL LIVING ** MULTIPLE RECEPTION ROOMS ****

Situated in the historic village of Cawood this Detached family home briefly comprises: Entrance, Hallway, Lounge, Study, Kitchen Diner, Sun Room, Utility and Ground Floor WC. To the First Floor are three double bedrooms: Bedroom One having En-suite, and a further family Bathroom. To the Annexe: Study, Dining Room and Snug to the ground floor, with a Lounge, Bedroom and Shower Room to the First Floor. Externally, the property has a driveway and car ports, providing ample off-street parking. **VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE STYLE AND POSITION OF THIS FAMILY HOME. RING 7 DAYS A WEEK TO ARRANGE A VIEWING. 'WE OPEN UNTIL 8PM MONDAY TO THURSDAY, 5.30 FRIDAYS, 5.00 SATURDAYS AND 11.00 - 3.00 SUNDAYS'.**



Ground Floor Accommodation - Entrance

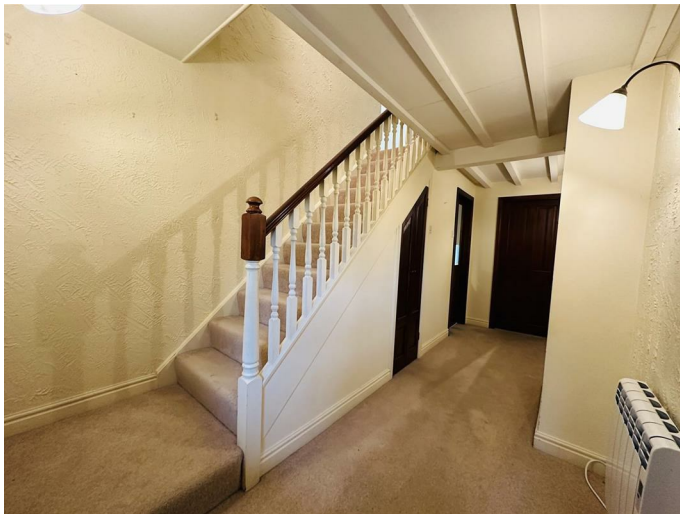
16'7" x 4'0" (5.06m x 1.24m)



Composite panel effect door with top section having double glazed panel to the front elevation. UPVC double glazed windows to the front and side elevations. Door with top section having single glazed sections, leading through into:

Hallway

16'4" x 4'9" (5.00m x 1.47m)



Stairs leading to the First Floor Accommodation with balustrade, turned spindles and under stairs storage cupboard. Feature beams to ceiling, wall mounted electric heater and doors leading off.

Lounge

18'1" x 13'2" (max) (5.52m x 4.02m (max))

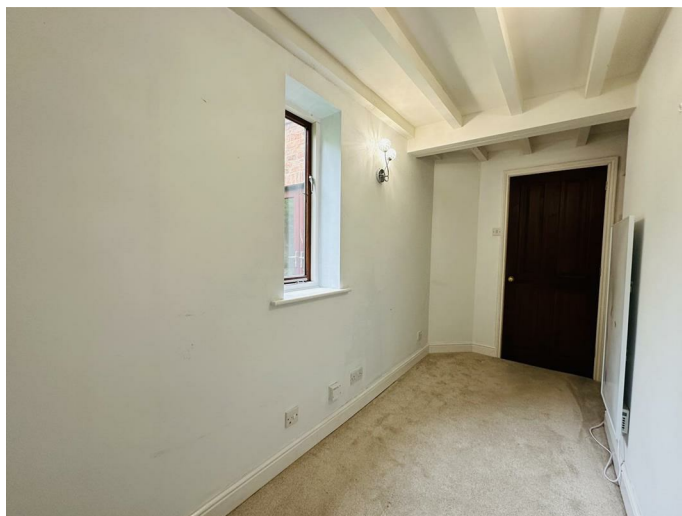


Multifuel burner with brick back and granite effect hearth. UPVC 'French' doors to the rear elevation, flanked by full-length, double glazed panels. Timber framed double glazed window to the front elevation. Beams to ceiling, electric heaters and television point.



Study / Bedroom Five

12'1" x 6'2" (max) (3.69m x 1.88m (max))



Wood framed, double glazed window to the side elevation. Beams to ceiling, storage alcove, wall mounted electric heater, and television and telephone points.

Dining Kitchen

19'4" x 12'4" (max) (5.91m x 3.76m (max))



The bespoke fitted kitchen comprises; Range of 'Shaker' style base and wall units with pewter handles, single bowl 'Belfast' ceramic sink with chrome taps over, set into solid wood worksurface with brick tile splashback, electric range oven and cooker with ceramic hob and electric extractor, and feature cast multifuel burner with tiled back and hearth.



Timber frame, double glazed window to the side elevation. Wood effect flooring and electric heater. Aperture leading through into Utility and further aperture leading through into:

Garden Room

15'9" x 5'4" (4.82m x 1.65m)



Double glazed windows to the rear and side elevations with glass ceiling. Timber framed 'French' doors with double glazed panels to the rear elevation, flanked by timber framed, double glazed units.



Utility

10'8" x 8'7" (max) (3.27m x 2.64m (max))



Range of 'Shaker' style base and wall units with pewter handles. One-and-a-half bowl stainless steel sink and drainer with chrome mixer tap, set into wood effect worksurface with upstand. Hardwood door with top section having double glazed panels to the side elevation. 'Bosch' washing machine and dishwasher, 'LG' American style fridge, wood effect flooring and electric storage heater. Door leading through to Entrance and further door leading into:

Ground Floor WC

6'4" x 2'6" (1.94m x 0.77m)

White low flush WC with chrome fittings. White wash hand basin with chrome taps over and splashback. Wood framed, double glazed window to the side elevation.

First Floor Accommodation - Landing

Beams to ceiling, loft access, storage cupboards and doors leading off.

Bedroom One

15'7" x 13'10" (max) (4.75m x 4.24m (max))



Range of wood effect fitted wardrobes and electric storage heater. Timber framed, double glazed 'Velux' skylight window to the rear elevation and door leading through into:



En-Suite

7'8" x 7'4" (max) (2.34m x 2.24m (max))



Chrome trimmed, corner shower cubicle, housing chrome shower. White low flush WC with chrome fittings. White pedestal wash hand basin with chrome taps. The shower area is tiled to ceiling height, with the rest of the room being tiled to mid-height. Timber framed, double glazed 'Velux' skylight window to the front elevation and chrome heated towel rail.

Bedroom Two

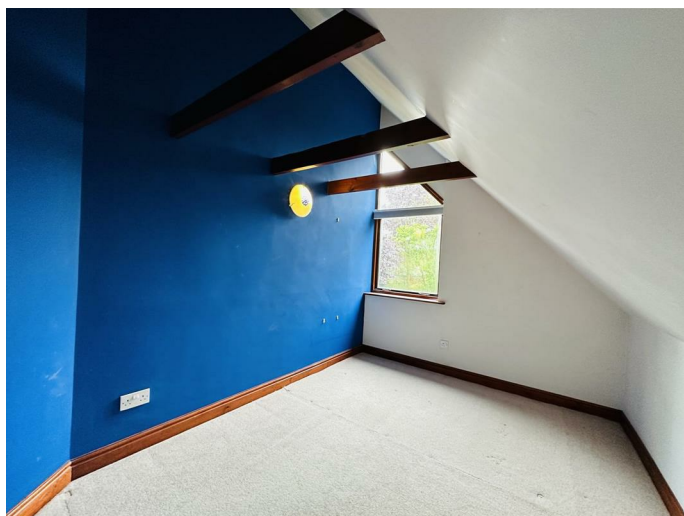
14'4" x 10'7" (max) (4.38m x 3.24m (max))



Beams to ceiling and timber framed double glazed window to the rear elevation.

Bedroom Three

11'5" x 8'7" (max) (3.50m x 2.62m (max))



Beams to ceiling and timber framed double glazed window to the rear elevation.

Bathroom

10'6" x 8'2" (max) (3.21m x 2.49m (max))



White roll top, claw foot bath with chrome mixer tap, incorporating shower attachment. White low flush WC with chrome fittings. White bidet with chrome fittings. White pedestal wash hand basin with chrome taps. The shower area is tiled to ceiling height, with the rest of the room being tiled to mid-height. Timber framed, double glazed 'Velux' skylight window to the side elevation and chrome heated towel rail.

Annex Ground Floor Accommodation - Study Area

10'8" x 9'1" (3.26m x 2.78m)



Staircase leading to the First Floor Accommodation with balustrade, turned spindles and under stairs storage cupboard. UPVC double glazed window to the side elevation. Television and telephone point.



Dining Area

16'11" x 8'3" (5.16m x 2.53m)



UPVC double glazed window to the side elevation, television point and electric storage heater.

Snug

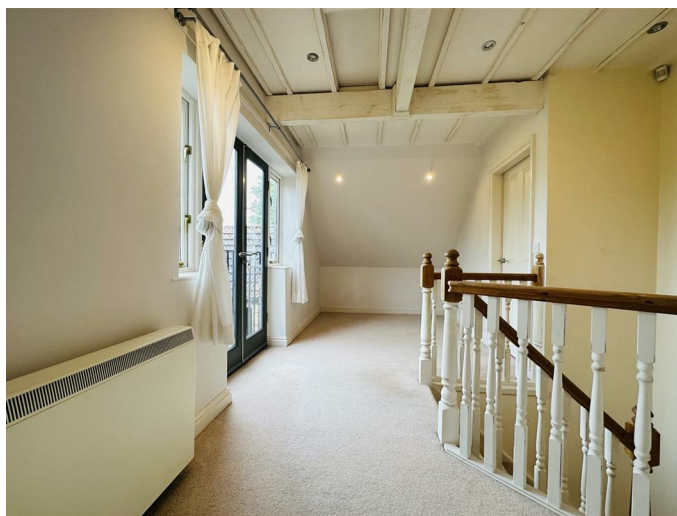
9'3" x 6'3" (2.82m x 1.93m)



Timber framed 'French' doors with double glazed panels to the rear elevation.

Annex First Floor Accommodation - Lounge

16'1" x 8'2" (max) (4.91m x 2.51m (max))



Beams to the ceiling, further balustrade and turned spindles. Timber framed, double glazed 'French' doors to side elevation, flanked by timber framed, double glazed windows leading onto 'Juliette' balcony. Electric storage heater and doors leading off.





Bedroom Four

16'11" x 8'11" (max) (5.16m x 2.72m (max))



Timber framed, double glazed 'Velux' skylight window to the rear elevation and built-in wardrobe. White wall-mounted sink with chrome mixer tap and splashback. Beams to ceiling and television point.

Shower Room

7'2" x 4'7" (2.20m x 1.41m)



Shower cubicle, housing chrome shower and tiled to ceiling height. White low flush WC with chrome fittings. White wall-mounted wash hand basin with chrome mixer tap and splashback. Timber framed, double glazed 'Velux' skylight window to the side elevation and electric extractor fan.

Exterior - Front



Shared driveway leading to brick-built pillars with timber vehicular access gates. Further private driveway leading to courtyard, providing ample off-street parking. Porch alcove area, outside taps and outside lamps. This is fully enclosed with brick wall and hedging.



Car Port
16'5" x 9'11" (5.01m x 3.03m)



Hatch to over port storage area.

Car Port
13'1" x 7'6" (4.01m x 2.31m)



Loft Storage Over Car Port
16'5" x 9'11" (5.02m x 3.04m)
UPVC double glazed window to the side elevation.

Rear



Patio areas with outdoor electrical point and lamps. Lawned garden section with herbaceous borders and mature, established trees and shrubs. The rear is fully enclosed with timber fence, hedging and brick wall.



Directions

Leave Selby via Millgate/Wistow Road and follow the B1223 into the village of Cawood. Once in Cawood follow the road onto Wistowgate and the property can be identified on the left hand side.

TENURE, LOCAL AUTHORITY AND TAX BANDING

Tenure: Freehold

Local Authority: North Yorkshire Council

Tax Banding: E

Please note: The Tenure, Local Authority and Tax Banding for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

UTILITIES, BROADBAND AND MOBILE COVERAGE

Electricity: Mains with Economy 7 Heating

Sewerage: Mains

Water: Mains/Metered

Broadband: Fibre Ultrafast (FTTP)

Mobile: 5G (Lycamobile and EE only)

Please note: The Utilities, Broadband and Mobile Coverage for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

HEATING AND APPLIANCES

The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Park Row Properties. If you are interested in purchasing the property we advise that you have all services and appliances tested before entering a legal commitment to purchase.

MEASUREMENTS

These approximate room sizes are only intended as general

guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

VIEWINGS

Strictly by appointment with the sole agents.

If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.

MAKING AN OFFER

In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Park Row Properties are required to verify "the status of any prospective purchaser... This includes the financial standing of that purchaser and his ability to exchange contracts". To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD' each prospective purchaser will be required to demonstrate to 'Park Row Properties' that they are financially able to proceed with the purchase of the property.

We provide truly Independent Mortgage Advice. Unlike many companies we are not tied, and more importantly not targeted to any Lender. We have instant on-line access to over 1000 mortgage deals provided by over 100 Lenders ensuring we are unbeatable when identifying and recommending your new mortgage or re-mortgage requirements.

Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. Life assurance is usually required. To arrange a no obligation appointment please contact your local office.

OPENING HOURS

CALLS ANSWERED :

Mon, Tues, Wed & Thurs - 9.00am to 8.00pm

Friday - 9.00am to 5.30pm

Saturday - 9.00am to 5.00pm

Sunday - 11.00am to 3.00pm

TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES ON:

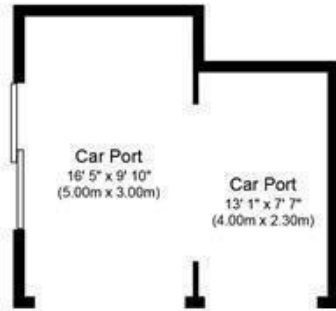
SELBY - 01757 241124

GOOLE - 01405 761199

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

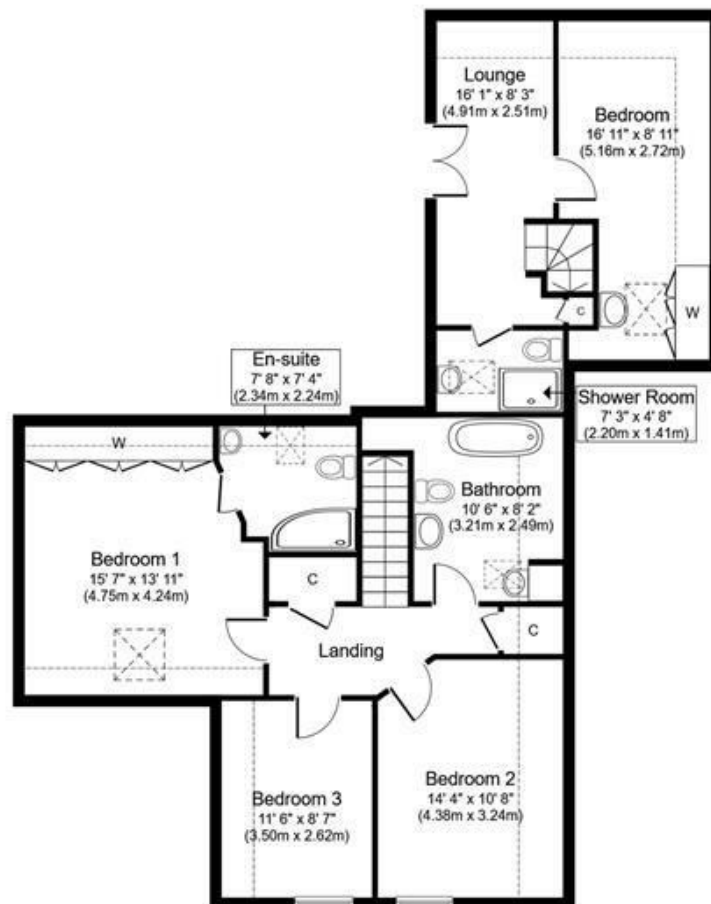
CASTLEFORD - 01977 558480



Ground Floor
Approximate Floor Area
1,589 sq. ft.
(147.7 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

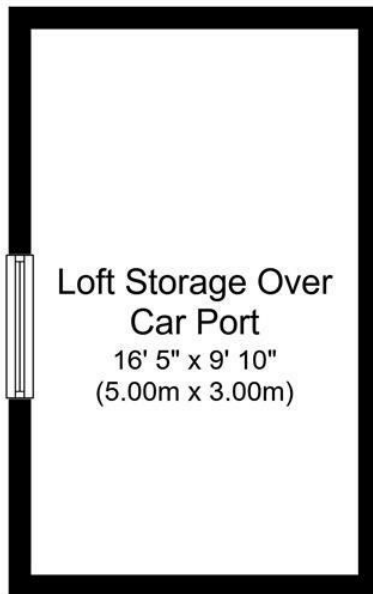
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First Floor
Approximate Floor Area
1,027 sq. ft.
(95.4 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Outbuilding
Approximate Floor Area
161 sq. ft.
(15.0 sq. m.)

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