

Park Row



High Street, Cawood, Selby, YO8 3TH

Offers Over £230,000



**** VICTORIAN CHARACTER PROPERTY ** SOUGHT AFTER VILLAGE LOCATION **** Dating back to 1850, this cottage is filled with charm and character and is located in the historic and popular village of Cawood - ideal for access to York, Selby and Leeds. The property itself is presented over three floors, with characterful beamed ceilings, and briefly comprises: Hall, Utility and w.c, Kitchen Diner and Lounge. To the First Floor are two bedrooms and Bathroom. To the Third Floor is a further bedroom. Externally, the property has a paved yard/patio area. **VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE STYLE OF THE PROPERTY ON OFFER. RING US 7 DAYS TO BOOK A VIEWING. 'WE TAKE CALLS UNTIL 8PM MONDAY TO THURSDAY, 5.30 FRIDAYS, 5.00 SATURDAYS AND 11.00 - 3.00 SUNDAYS'.**









Property Summary

Built in 1850, this delightful end terrace property boasts a wealth of original features and offers accommodation spread over three floors. The spacious living accommodation showcases characterful beamed ceilings and a charming open tread wooden staircase.

Outside, the property offers a paved yard/patio area and shared access pathway, perfect for enjoying the fresh country air. Cawood itself is steeped in history, with amenities including a primary school, shops, eateries, and traditional pubs whilst being just a stone's throw away from the bustling town of Selby and the cities of York and Leeds.

Whether you're looking for a permanent residence or a weekend retreat, this property is a true gem that must be seen to be appreciated. Viewing is essential and highly recommended. Don't miss out on this rare opportunity to own a piece of history in the heart of Cawood. Contact us today to arrange a viewing.

GROUND FLOOR ACCOMMODATION

Entrance

Hall

7'8" x 6'3" (2.35m x 1.92m)

Utility and w.c

6'9" x 4'11" (2.08m x 1.50m)

Kitchen Diner

17'7" x 16'10" (5.38m x 5.14m)

Lounge

16'6" x 10'0" (5.03m x 3.05m)

FIRST FLOOR ACCOMMODATION

Landing

Bedroom One

15'10" x 10'0" (4.84m x 3.06m)

Bedroom Two

11'9" x 10'7" (3.60m x 3.23m)

Bathroom

6'5" x 5'10" (1.98m x 1.78m)

SECOND FLOOR ACCOMMODATION

Bedroom Three

16'5" x 11'6" (5.02m x 3.53m)

Directions

Leave our Selby office on Finkle Street and turn left at the 'T' junction. At the first mini roundabout turn right which is sign

posted Wistow and Cawood. Follow the road through Wistow and into the village Cawood. Turn right onto Thorpe Lane and follow the road turning right onto High Street. The property can be clearly identified by a Park Row 'For Sale' board.

TENURE, LOCAL AUTHORITY AND TAX BANDING

Tenure: Freehold

Local Authority: North Yorkshire Council

Tax Banding: B

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

Sewerage: Mains

Water: Mains

Broadband: Ultrafast

Mobile: 4G

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.

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.

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.



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

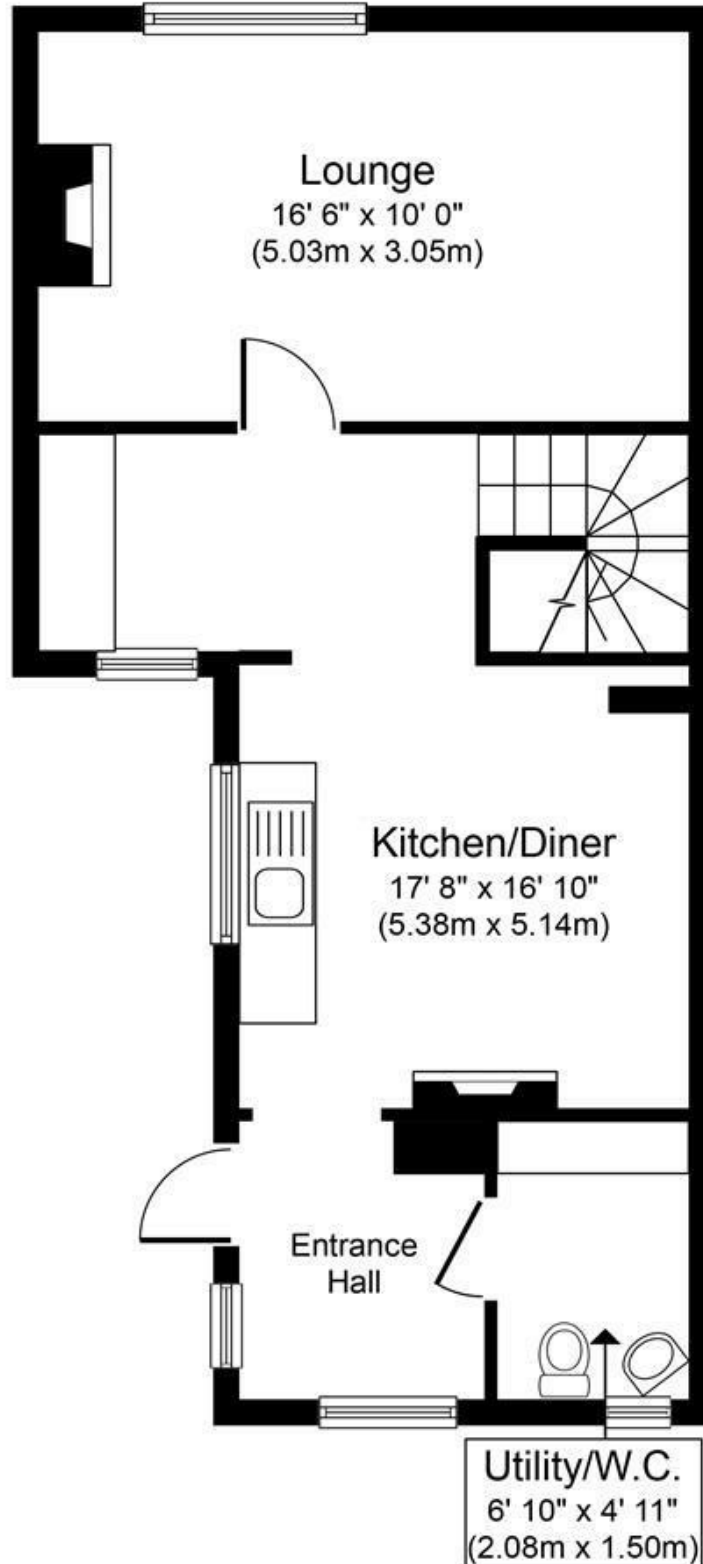
CASTLEFORD - 01977 558480

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.

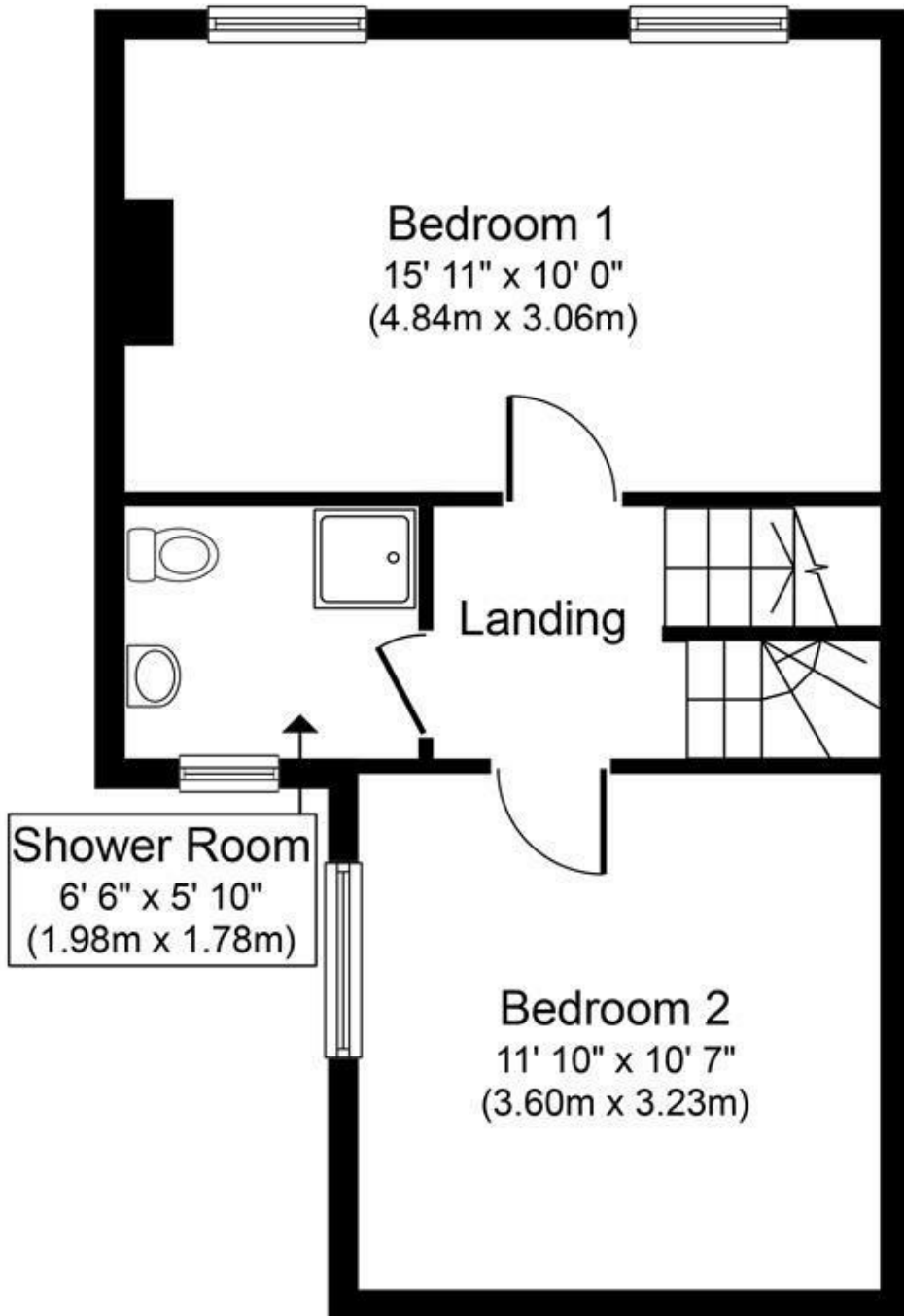




Ground Floor
Approximate Floor Area
488 sq. ft.
(45.4 sq. m.)

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.

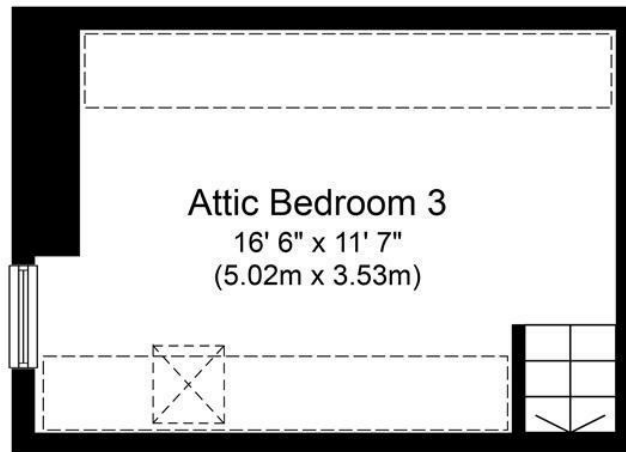
Copyright V360 Ltd 2024 | www.houseviz.com



First Floor
Approximate Floor Area
402 sq. ft.
(37.3 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.

Copyright V360 Ltd 2024 | www.houseviz.com



Second Floor
Approximate Floor Area
194 sq. ft.
(18.0 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.
Copyright V360 Ltd 2024 | www.houseviz.com

T 01757 241124
W www.parkrow.co.uk

14 Finkle Street, Selby, North Yorkshire, YO8 4DS
selby@parkrow.co.uk

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
92-100 A		02-10 A	
81-91 B		11-20 B	
69-80 C		21-30 C	
55-68 D		31-40 D	
43-54 E		41-50 E	
31-42 F		51-60 F	
1-20 G		61-80 G	
All energy efficient - higher ranking score		All environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

Energy Efficiency Rating: Current 78, Potential 18
Environmental Impact (CO₂) Rating: Current 18, Potential 18