

Park Row



Chestnut Road, Cawood, Selby, YO8 3TB

Offers Over £280,000



****BARN CONVERSION**OFF STREET PARKING****Situated in Cawood, this characterful property briefly comprises: Lounge Diner and Kitchen. To the First Floor are three bedrooms and Bathroom. Externally, the property provides off street parking, a garage and a front garden. **VIEWING IS REQUIRED TO FULLY APPRECIATE THE STYLE OF THE PROPERTY ON OFFER. RING US 7 DAYS TO BOOK 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

Hardwood timber door with top section having double glazed panels to the front elevation leading into the:

Reception Hall

16'6" x 8'5" (5.03m x 2.57m)



Stairs leading to First Floor Accommodation with balustrades and turned spindles, stone flooring and central heating radiator. Understairs storage cupboard, further storage cupboard and timber double doors with top section having single glazed glass leading into:

Lounge Diner

17'7" x 12'0" (5.38m x 3.66m)



Log burning stove inset to brick hearth and surround with inset timber mantle. Twin uPVC double glazed sash style windows to the front elevation, two central heating radiators, and television and telephone points. Panelling to dado railing and decorative coving to ceiling.



Kitchen

12'9" x 7'0" (3.89m x 2.14m)



Range of wood grain effect base and wall units and single bowl Belfast style sink inset to solid wood work surface with brick tile splashback. Integrated fridge, electric oven and four ring ceramic hob with brushed steel and glass electric extractor fan over benefiting from down lighting. Plumbing for washing machine and dishwasher. Wood effect flooring, uPVC double glazed twin sash windows to front elevation, Worcester Bosch oil boiler, and central heating radiator.



FIRST FLOOR ACCOMMODATION

Landing

Central heating radiator and doors leading off.

Bedroom One

12'10" x 12'2" (3.93m x 3.72m)



UPVC double glazed sash window to the front elevation, central heating radiator and wood flooring.



Bedroom Two

12'8" x 7'1" (3.87m x 2.16m)



UPVC double glazed sash window to the front elevation, central heating radiator and loft access.

Bedroom Three

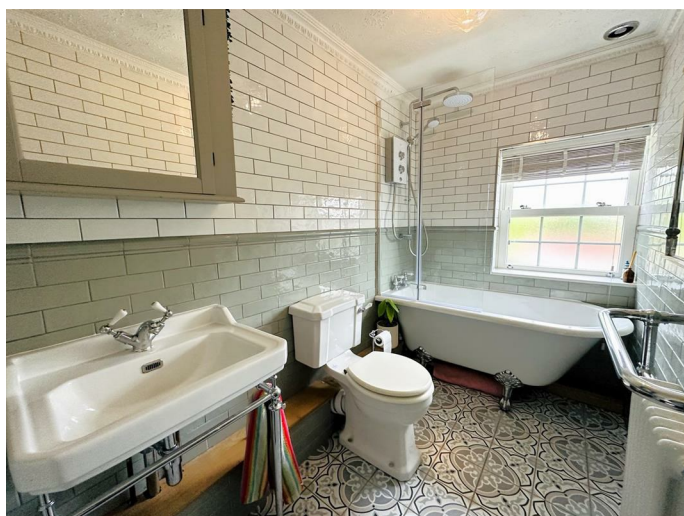
8'10" x 5'11" (2.71m x 1.82m)



UPVC double glazed sash window to the front elevation, central heating radiator and loft access.

Bathroom

8'7" x 4'9" (2.64m x 1.46m)



White roll top claw footed bath with chrome mixer tap over and 'Mira' white and chrome shower over with further fixed head shower. White low flush wc with chrome fittings and white wash hand basin with chrome mixer tap over and chrome towel rail attached. Further traditional style radiator with chrome towel rail and mirrored door into over stairs storage cupboard. UPVC double glazed frosted sash style window to front elevation, extractor fan, tiled flooring and the room is tiled on all walls to coving height.

EXTERIOR

Front



Floodlight on PIR sensor, flagged pathway leading away from the property. Garden is laid lawn with herbaceously planted raised borders. Decoratively blocked patio and driveway to provide off street parking. Timber vehicle and pedestrian access gate, and brick built garage with up and over door and power.





DIRECTIONS

From our Selby office on Finkle Street turn left onto Market Place. Proceed through Selby passing Selby Abbey on the left hand side. Turn left onto Ousegate and continue onto Water Lane and at the roundabout, take the second exit onto Millgate/B1223. Continue through the village of Wistow and entering Cawood. At the roundabout take the second exit onto Thorpe Lane/B1223. Turn left onto Market Place /Sherburn Street /B1222 and finally take the second exit onto Chestnut Road where the property can clearly be identified by our Park Row Properties 'For Sale' board.

TENURE, LOCAL AUTHORITY AND TAX BANDING

Tenure: Freehold

Local Authority: North Yorkshire Council

Tax Banding: D

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: Superfast

Mobile: 5G

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.

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

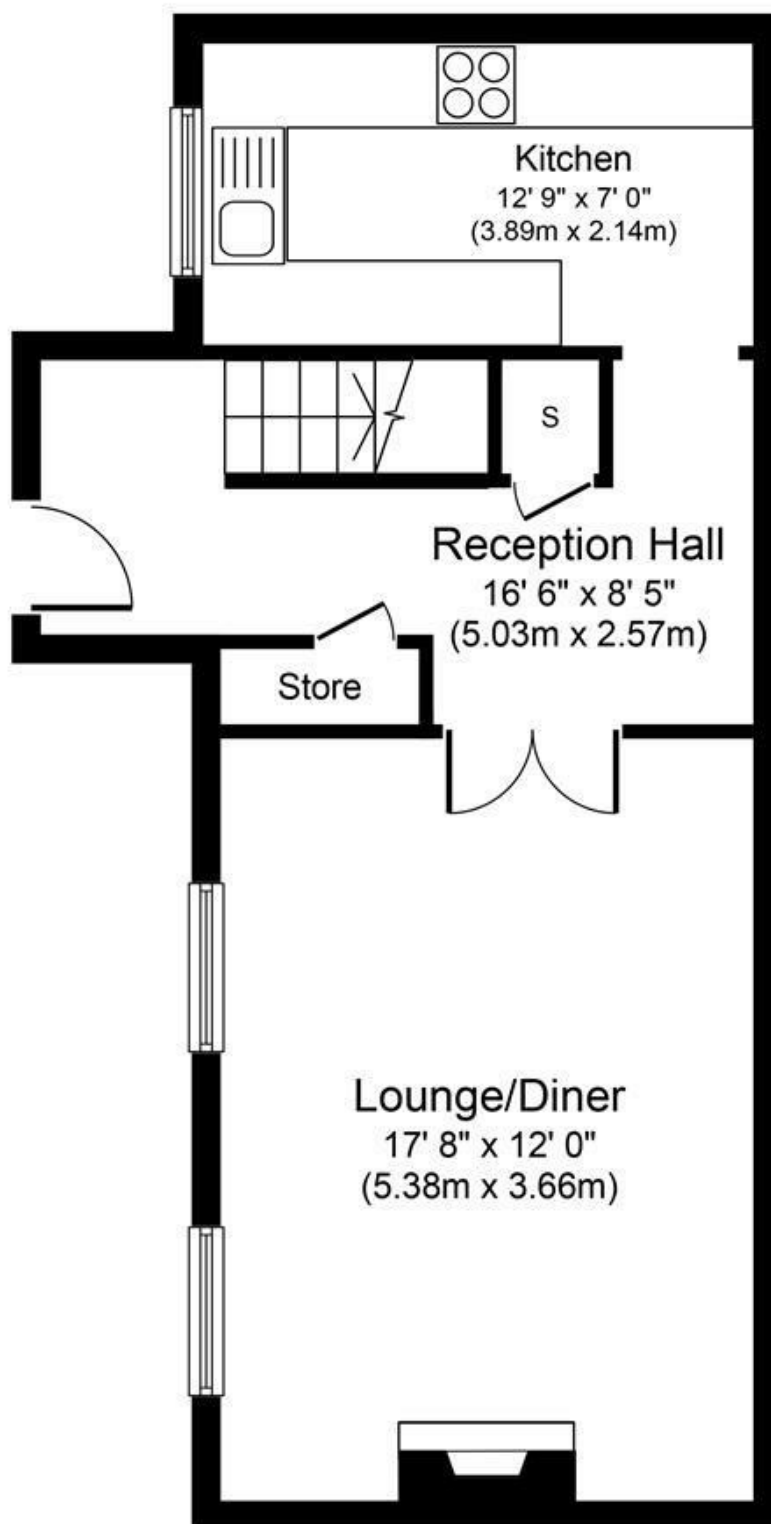
PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

VIEWINGS

Strictly by appointment with the sole agents.

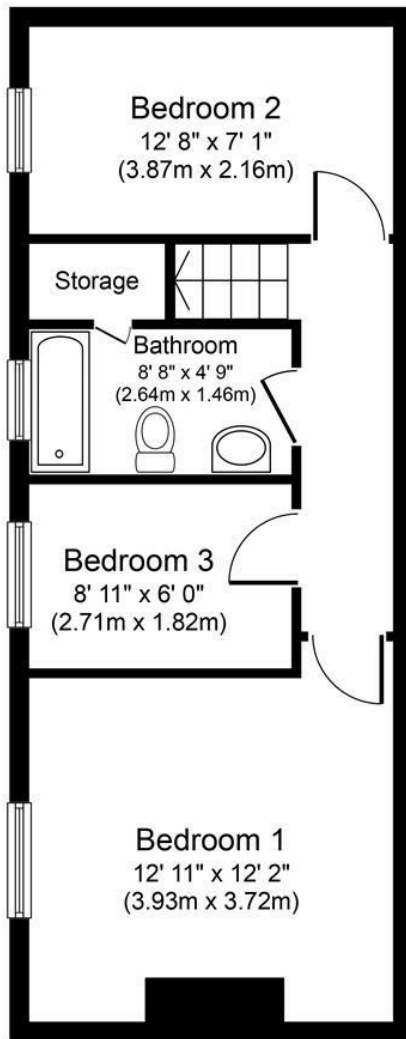
If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.



Ground Floor
Approximate Floor Area
441 sq. ft.
(41.4 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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First Floor
Approximate Floor Area
417 sq. ft.
(38.7 sq. m.)

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