

Park Row



Sherburn Street, Cawood, Selby, YO8 3SS

Offers Over £270,000



**** GOOD TRAVEL LINKS ** SUN ROOM WITH SOUTH FACING GARDEN ** OFF STREET PARKING **** Situated in the sought after village of Cawood steeped in history dating back to the 1500s, this semi-detached property briefly comprises: Entrance Hall and Inner Hallway, two bedrooms and a Bathroom. To the First Floor: open plan living space incorporating the Kitchen, Dining area and Lounge plus two further bedrooms and a Shower Room **VIEWING IS HIGHLY RECOMMENDED 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'**

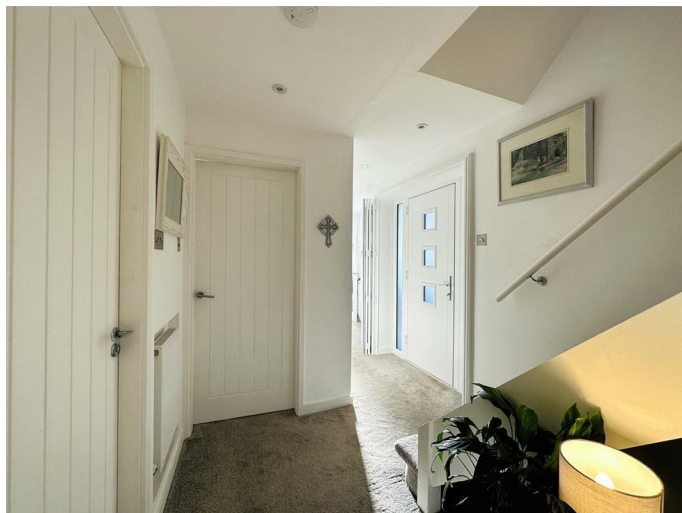


Ground Floor Accommodation: Entrance

UPVC door with top and bottom section having double glazed frosted panels to the side elevation leading through into:

Entrance Hall

15'0" x 4'7" (4.58m x 1.41m)



UPVC double glazed units to the side of the front door facing side elevation and further uPVC door with top section having frosted panel to the rear elevation leading out to the patio terrace area. Stairs leading to First Floor Accommodation with handrail, central heating radiator, keypad for intruder alarm and storage cupboard. Aperture flowing through into:

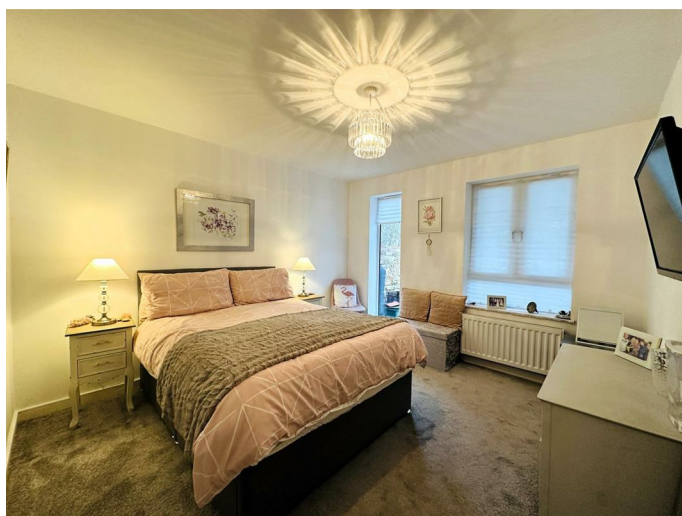
Inner Hallway

6'6" x 3'11" (2.00m x 1.21m)

Understairs storage cupboard, central heating radiator, further cupboard housing the boiler and doors leading off.

Bedroom One

10'7" x 11'2" (3.24m x 3.42m)



UPVC double glazed windows to the rear elevation giving views over Cawood Garth with stone window boards and television point.



Bedroom Three

11'6" x 7'1" (3.52m x 2.17m)



UPVC double glazed window to the front elevation with stone window boards. Range of fitted wardrobes with white wood grain effect doors and brushed chrome 'T' bar handles. Central heating radiator and storage cupboard.



Bathroom

7'4" x 5'9" (2.25m x 1.77m)



Fitted in 2024, white panel bath and shower. Inset shelving alcove with extractor fan. White floating low flush w.c with chrome fittings and matching floating wash hand basin with chrome waste and chrome mixer tap. Chrome heated towel rail, tiled flooring benefitting from underfloor heating and electric shaver point.

First Floor Accommodation: Landing

UPVC double glazed window with internal shutters to the front elevation, central heating radiator, overstairs storage cupboard which houses the hot water tank and loft access. Doors leading off.

Open Plan Kitchen Living Area

23'0" x 16'11" (7.03m x 5.16m)



In the lounge section there are uPVC double glazed patio doors to the rear elevation leading out to balcony. Two central heating radiators, television and telephone points and wood effect flooring.

In the kitchen section are a range of white fronted base and wall units. Single bowl black granite effect sink and drainer with brushed chrome mixer tap over set into laminate effect work surface. Integrated appliances include: electric oven, microwave oven, four ring ceramic hob with electric extractor fan over benefitting from downlighting, fridge, freezer and dishwasher. Central island with breakfast bar area.

In the dining section is a uPVC double glazed window to the rear elevation giving views over Cawood Garth.

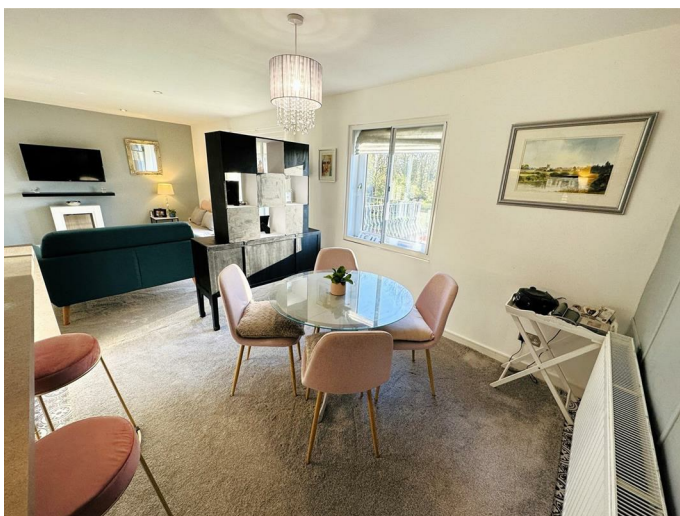


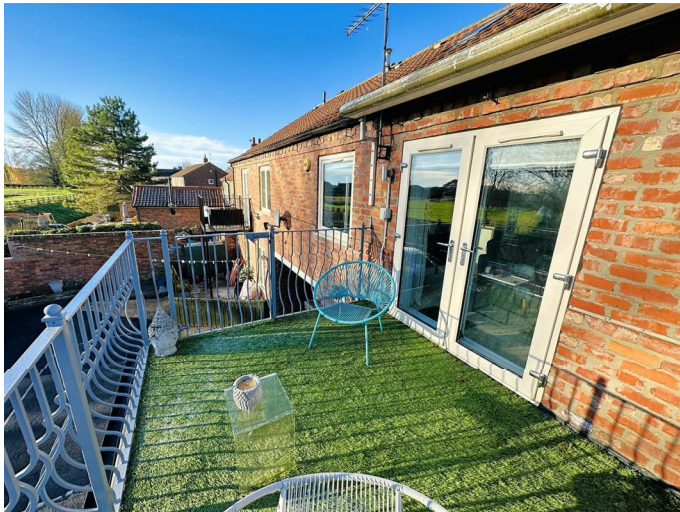


Balcony
10'5" x 8'2" (3.20m x 2.49m)



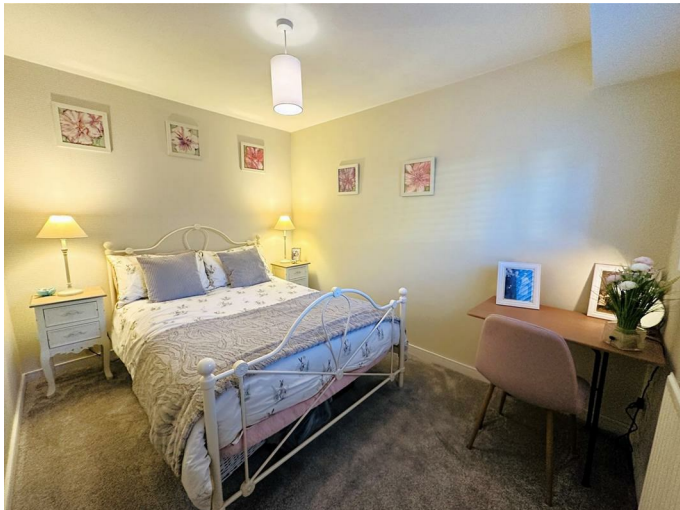
Decorative metalwork with fire escape and giving views over Cawood Garth and beyond. Electric operated retractable sun canopy.





Bedroom Two

10'7" x 7'11" (3.25m x 2.43m)



UPVC double glazed window with internal shutters to the front elevation with stone window board. Inset alcove shelving unit and central heating radiator.

Bedroom Four

8'2" x 6'6" (2.49m x 2.00m)



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

Shower Room

8'2" x 4'5" (2.49m x 1.36m)



Double shower cubicle with chrome trimmed doors and chrome shower over. Extractor fan and inset alcove glass shelving area. White floating low flush w.c with hidden cistern and chrome controls inset to wall. White floating wash hand basin with chrome mixer tap over and tiled splashback. Built in storage cupboard containing electric shaver point. Chrome heated towel rail and tile effect flooring.

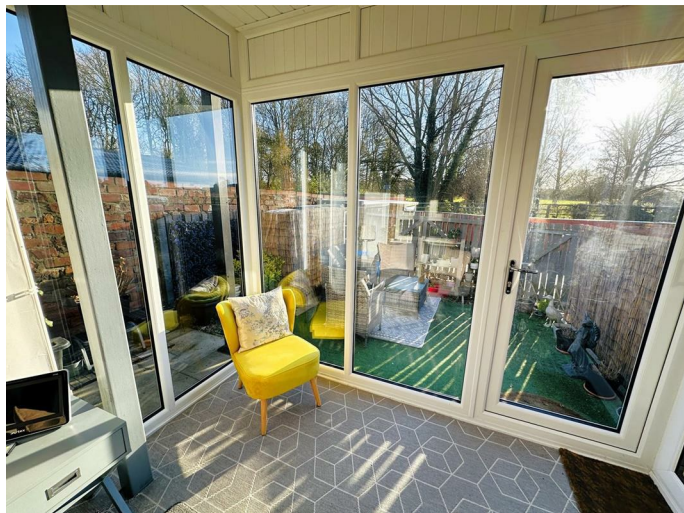
Second Floor Accommodation: Attic

23'0" x 21'5" (7.03m x 6.53m)

The loft has recently been reinsulated and is partially boarded with a wooden loft ladder

Exterior: Sun Room

8'9" x 7'10" (2.68m x 2.40m)



UPVC double glazed sliding door to the side elevation and UPVC double glazed patio door to the rear elevation. UPVC double glazed units to the rear and side elevations.

Front



Low maintenance tarmac area.



Side



Shared driveway which continues past the main entrance door where there is an outside light and outside tap leading us to the rear.

Rear



Tarmac area providing space for off street parking and a patio area which is accessed by timber vehicular access gates to provide further off parking if required. Timber decked patio area stepping down to further stone patio area and is fully enclosed with timber fence and brick wall. Outside tap and outside electrical point. Beyond the parking area is Bishop Dyke, historically used to fetch the Masonry to Cawood Castle.

Views Over Cawood Garth



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 exist onto Thorpe Lane/B1223. Turn left onto Market Place /Sherburn Street /B1222 and the property can clearly be identified by our Park Row Properties 'For Sale' board.

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.

TENURE, LOCAL AUTHORITY AND TAX BANDING

Tenure: Freehold

Local Authority: North Yorkshire Council

Tax Banding: C

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: 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.

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.



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.

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

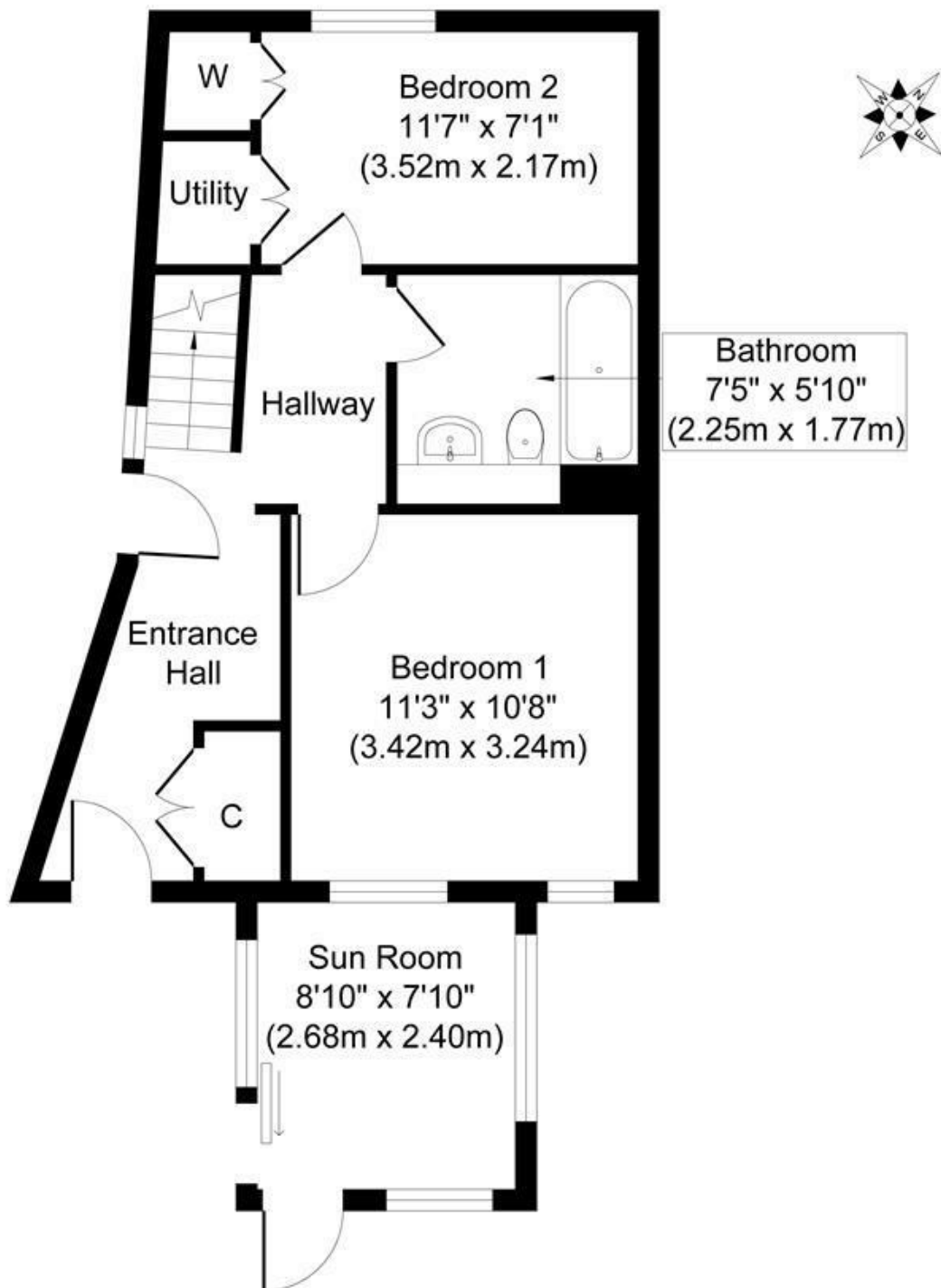
GOOLE - 01405 761199

SHERBURN IN ELMET - 01977 681122

PONTEFRAC T - 01977 791133

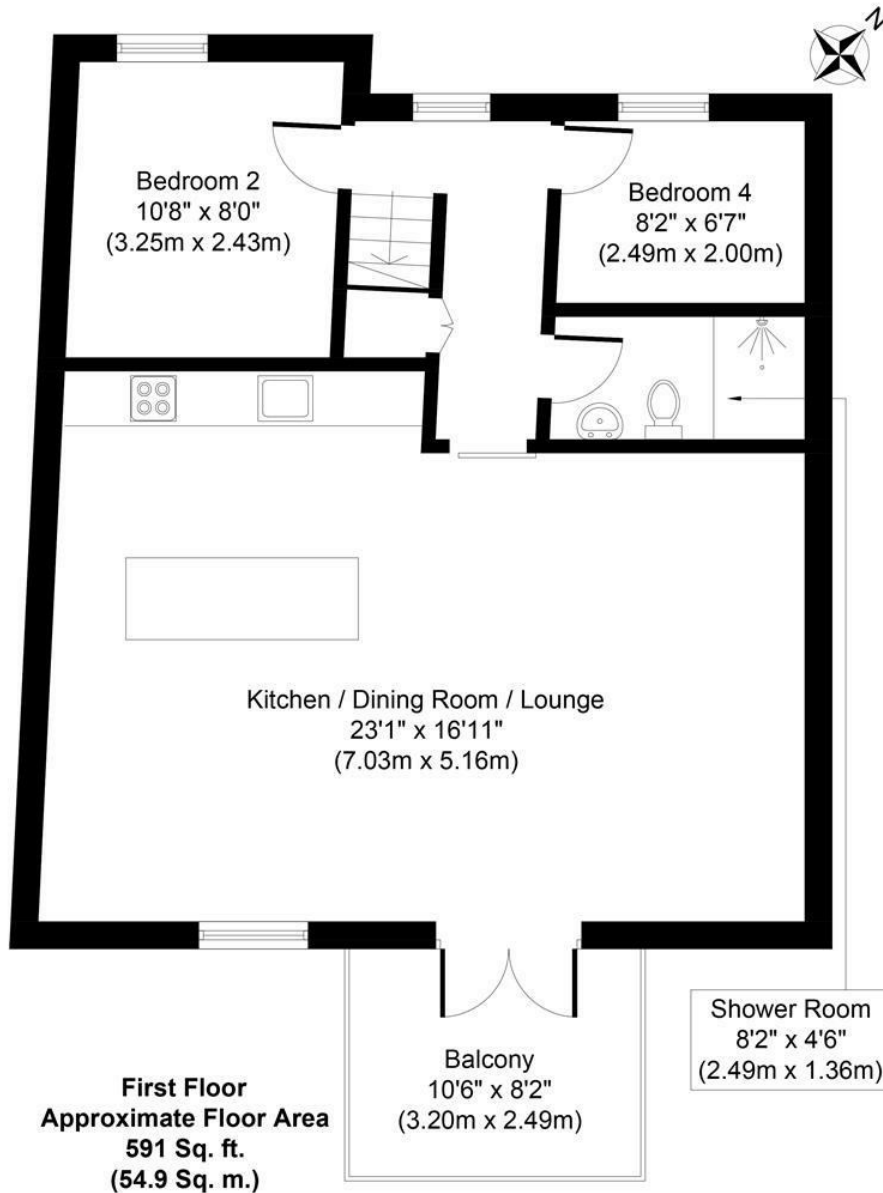
CASTLEFORD - 01977 558480





Approximate Floor Area
480 sq. ft
(44.59 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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