

Park Row



6 Market Place, Cawood, Selby, YO8 3SR

Offers Over £425,000



**** IMPOSING FAMILY HOME ** TRADITIONAL FEATURES THROUGHOUT **** Situated in the heart of the historical village of Cawood, this double-fronted home briefly comprises: Hall, Lounge Diner, Family Room, Kitchen Diner, Utility and Ground Floor W.C. To the first floor: three bedrooms with En-suite to Master bedroom, Dressing Room and additional Shower Room and W.C. To the second floor: three further bedrooms with Bathroom and W.C. **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'.**



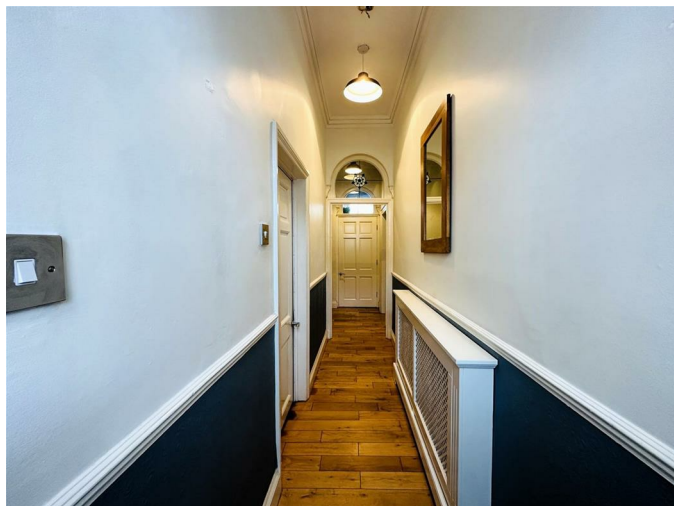
GROUND FLOOR ACCOMMODATION

Entrance

Traditional door with frosted panels to the front elevation.

Hall

20'6" x 10'2" (6.27m x 3.12m)



Skylight single glazed window over entrance door. Traditional cornice ceiling and dado rail. Stairs into First Floor accommodation with balustrade and turned spindles. Wood flooring and central heating radiator. Traditional panel doors leading off.

Lounge

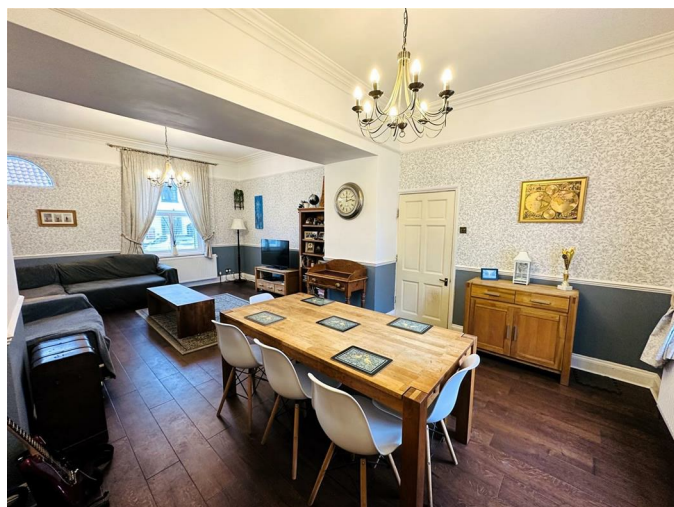
14'6" x 12'6" (4.43m x 3.82m)



UPVC double glazed window to the front elevation, television point and central heating radiator. Traditional cornice to ceiling and dado rail. Aperture flowing through into:

Dining Area

14'7" x 12'7" (4.45m x 3.84m)



UPVC double glazed windows to the rear elevation and central heating radiator. Traditional cornice ceiling and dado rail.

Family Room

13'8" x 11'0" (4.19m x 3.37m)



Multi-fuel stove inset to fireplace with brick surround, slate hearth, timber mantle and storage cupboards either side. UPVC double glazed windows to the front elevation, central heating radiator, wood flooring and traditional cornice to ceiling.

Kitchen Diner

15'3" x 10'11" (4.65m x 3.34m)



Range of cream fronted base and wall units with black handles. Wood effect laminate work surface with matching upstand and brick tiled splashback.



UPVC double glazed windows to side and rear elevations, central heating radiator and under-stairs storage cupboard. Integrated appliances include: brushed steel double oven and four ring 'Bosch' ceramic induction hob with brushed steel extractor fan. Tiled flooring. Aperture leading into:

Utility Area

10'9" x 7'1" (3.29m x 2.17m)



Matching cream fronted base and wall units with black handles. Double brushed steel sink with mixer tap over, set into wood effect laminate work surface with matching upstand. Integrated dishwasher, plumbing for washing machine and central heating radiator. UPVC double glazed window and timber door with single glazed frosted panel to the side elevation.

Ground Floor w.c

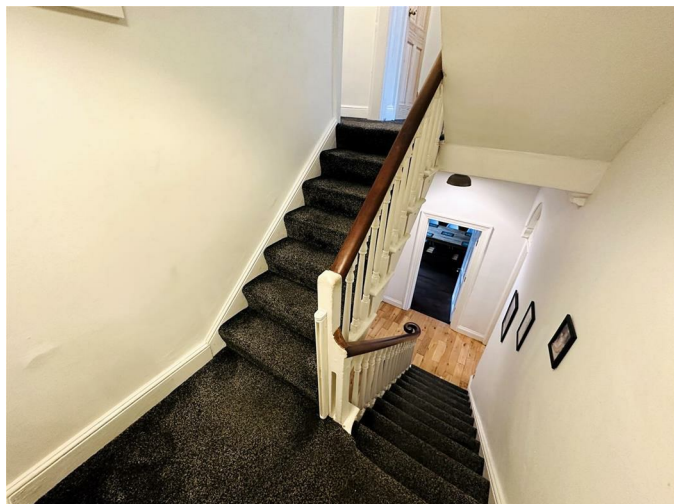
3'11" x 3'1" (1.20m x 0.94m)



White low flush w.c. with chrome fittings and wall mounted wash hand basin with chrome mixer tap. UPVC double glazed frosted window to the side elevation, extractor fan and storage cupboard. The room is tiled to mid-height with tiled flooring.

FIRST FLOOR ACCOMMODATION

Landing



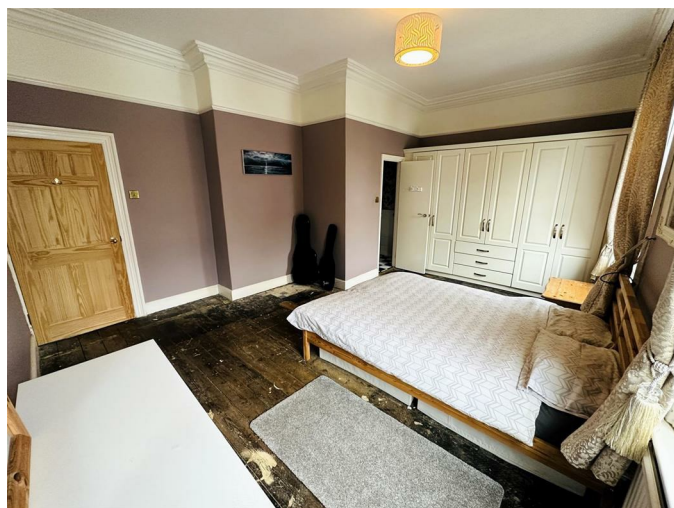
Half-landing with stairs leading to Second Floor accommodation with balustrade and turned spindles.

Bedroom One

18'2" x 14'4" (5.54m x 4.38m)



Twin uPVC double glazed windows to the front elevation, exposed timber floorboards and traditional cornice and picture rail. Central heating radiators.



White fronted fitted wardrobe with brushed chrome handles and drawer sections. Door into:

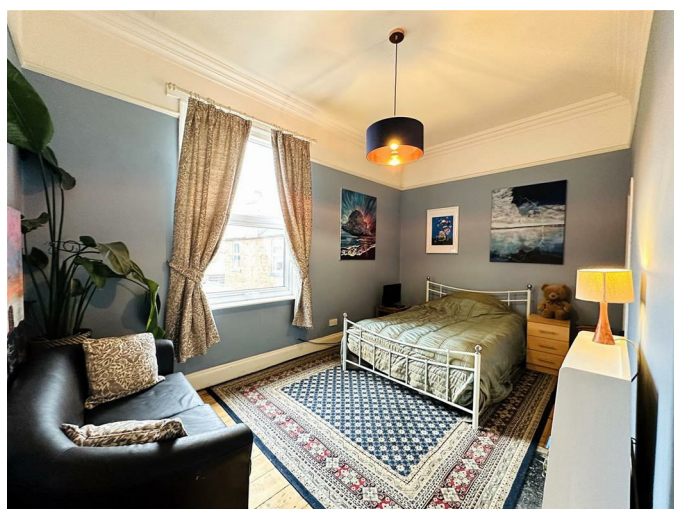
W.C

7'0" x 3'11" (2.14m x 1.21m)

White low flush w.c. with chrome fittings and wall mounted wash hand basin with chrome mixer tap. The room is tiled on all walls to mid-height with tiled flooring.

Bedroom Two

14'2" x 10'11" (4.34m x 3.34m)



Traditional inset feature fireplace with stone hearth. Traditional cornice to ceiling with picture rail. UPVC double glazed window to the front elevation and exposed floorboards. Central heating radiator.

Bedroom Three

14'7" x 10'7" (4.47m x 3.25m)



Traditional cornice to ceiling with picture rail and alcove shelving area. UPVC double glazed window to the rear elevation and exposed floorboards. Central heating radiator.

Dressing Room

6'4" x 6'0" (1.94m x 1.85m)

UPVC double glazed frosted window.

First Floor W.C.

4'5" x 3'1" (1.37m x 0.94m)

White low flush w.c. with chrome fittings and wall mounted hand basin with chrome mixer tap over. UPVC frosted double glazed window to the rear elevation and extractor fan.

Shower Room

8'9" x 7'6" (2.68m x 2.31m)



Walk-in shower cubicle with chrome trimmed glass screen, chrome fixed shower over with controls. White low flush w.c. and pedestal wash basin with chrome fittings. The room is tiled on all walls to ceiling height with tiled flooring. Chrome heated towel rail and extractor fan. UPVC double glazed

frosted to the side elevation and storage cupboard housing hot water cylinder.

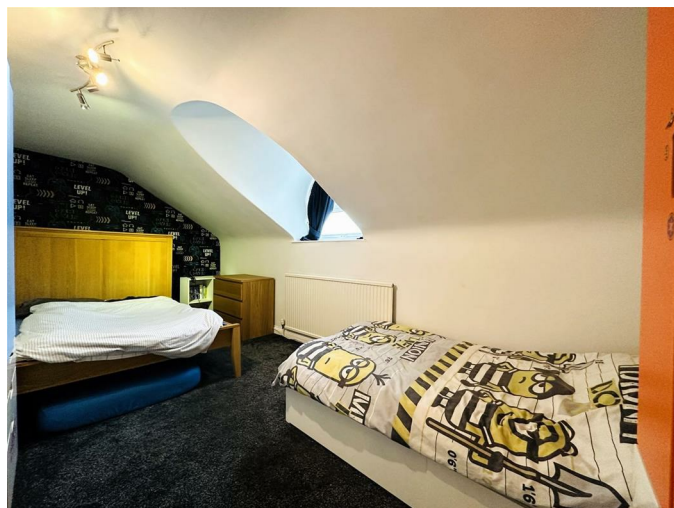
SECOND FLOOR ACCOMMODATION

Landing

Half-landing with balustrade and turned spindals. Timber framed double glazed 'Velux' skylight window to the rear elevation.

Bedroom Four

18'2" x 9'3" (5.55m x 2.84m)

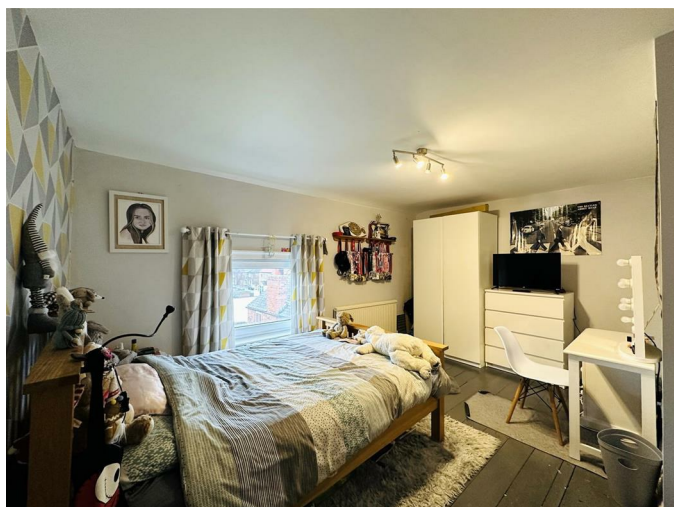


Central heating radiator and uPVC double glazed window to rear elevation with views onto Cawood Castle Gatehouse and Garth.



Bedroom Five

14'6" x 10'9" (4.44m x 3.30m)



UPVC double glazed window to the rear elevation, exposed timber floorboards and central heating radiator.

Bedroom Six

10'11" x 9'3" (3.33m x 2.83m)



UPVC double glazed window to the front elevation giving views of Cawood Castle Gatehouse. Central heating radiator.

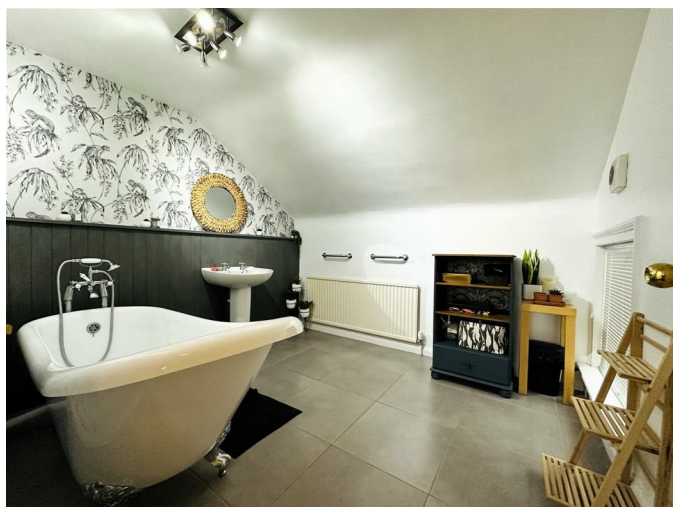
Second Floor W.C.

4'11" x 2'11" (1.51m x 0.91m)

White low flush w.c. with chrome fittings and wall mounted hand basin with chrome mixer tap. The room is tiled to mid-height with tiled flooring. Extractor fan.

Bathroom

9'10" x 8'7" (3.02m x 2.64m)



White roll-top claw-footed bath with chrome mixer tap and shower attachment and white pedestal wash hand basin with chrome taps over. UPVC double glazed window to the side elevation, central heating radiator, extractor fan and tiled flooring.

EXTERIOR



'Astroturf' lawn and concrete patio area with flood lighting. This steps to: fully enclosed with brick block wall and timber fencing and further patio area which is fully enclosed.



Door off into rear built outhouse with single glazed window which houses oil central heating boiler, with an outside electrical point and tap.



Pedestrian access gate to a pathway with planted boards leading to further access gate to the designated Burleigh House parking situated on Rythergate.

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 left at the traffic lights onto Market Place. The property can be clearly identified by a Park Row 'For Sale' board.

LOCAL AUTHORITY, TAX BANDING AND TENURE

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

Heating: LPG

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.

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:


GOOLE - 01405 761199

SELBY - 01757 241124

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480



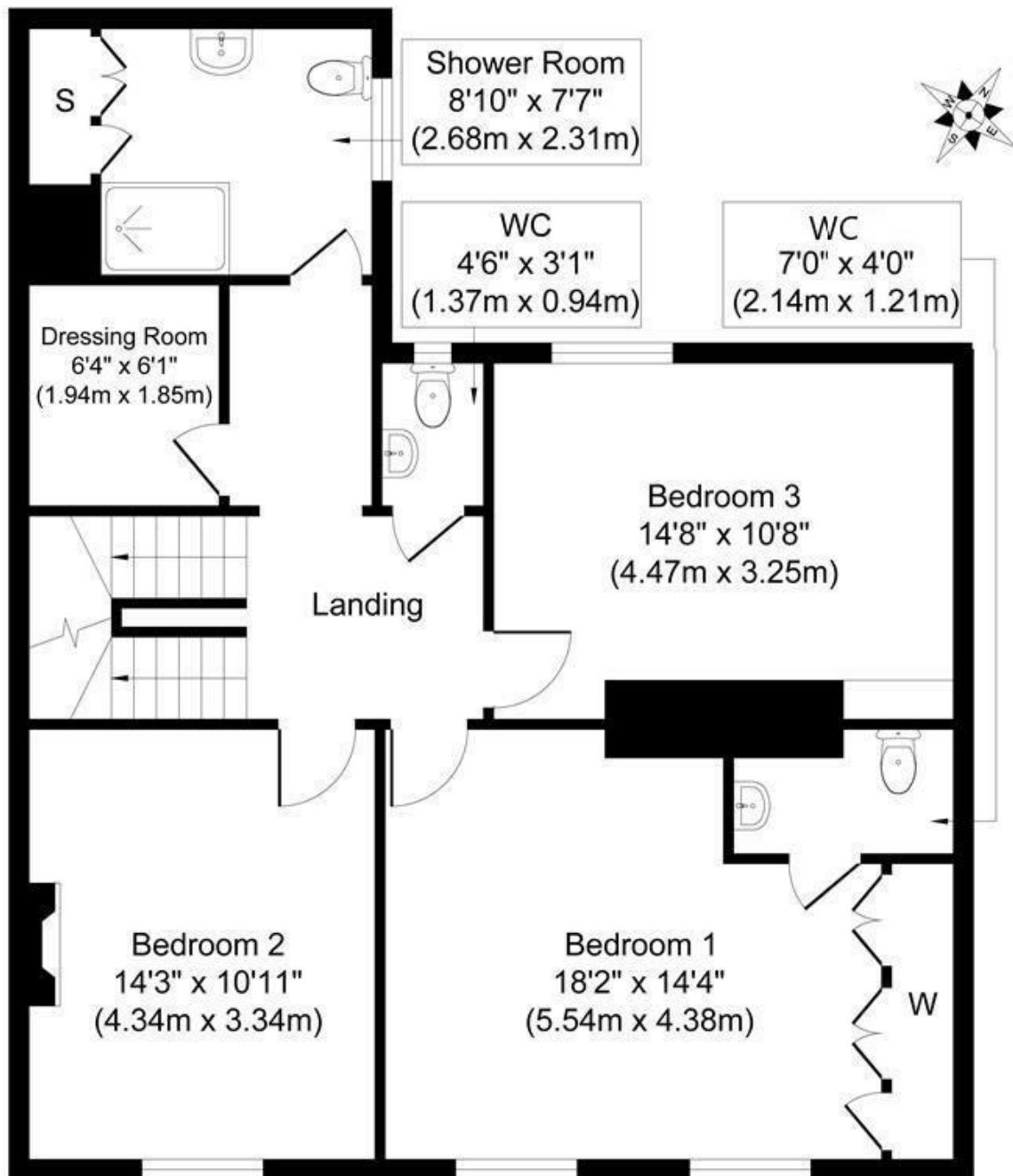




Ground Floor
Approximate Floor Area
1,022 sq. ft
(94.99 sq. m)

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.

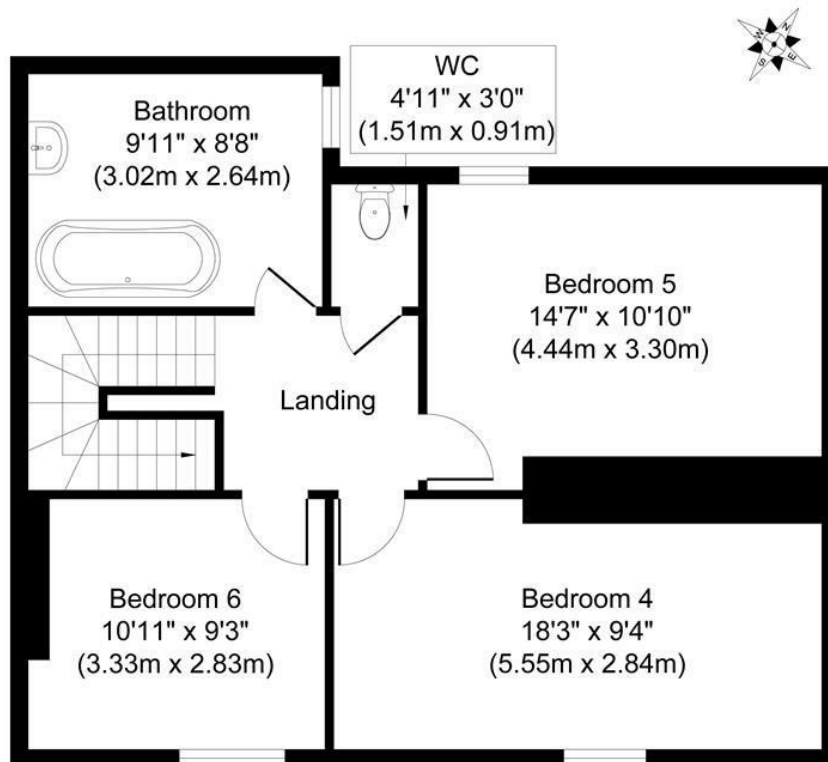
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First Floor
Approximate Floor Area
870 sq. ft
(80.80 sq. m)

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