

Park Row



Wistowgate, Cawood, Selby, YO8 3SH

Offers Over £450,000



**** WELL MAINTAINED GARDEN ** TRADITIONAL FEATURES THROUGHOUT **** Situated in the popular village of Cawood, this five bedroom link detached property briefly comprises: Hall, Lounge, Dining Room, Kitchen, Utility, Bedroom/Study, Ground Floor w.c. and Store Room. To the First Floor, four double bedrooms with En-Suite to two and further Family Bathroom. Externally, the property benefits from enclosed South-East facing garden and ample off-street parking. **VIEWING HIGHLY RECOMMENDED TO FULLY APPRECIATE 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'.**















PROPERTY SUMMARY

Tucked away in the heart of the charming and historic village of Cawood, this distinctive five-bedroom link-detached home offers a rare blend of character, space, and flexibility – ideal for modern family life. The ground floor welcomes you with a spacious entrance hall that leads into a bright and comfortable lounge, perfect for relaxing evenings or entertaining guests. A separate dining room provides a formal setting for family meals, while the adjoining kitchen is both stylish and practical, offering ample storage and workspace for keen cooks. A dedicated utility room keeps day-to-day chores neatly out of sight, and there's also a ground floor W.C. for added convenience. One of the standout features of the home is a versatile study, which could easily be used as a fifth bedroom, home office, or playroom – depending on your needs. A handy store room adds to the practicality of the layout. Upstairs, you'll find four generously sized bedrooms, two of which benefit from their own en-suite bathrooms – offering privacy and comfort for both family members and guests. A family bathroom serves the remaining bedrooms. Outside, the property continues to impress. The south-east facing garden is fully enclosed, providing a safe and sunny space for children to play or for outdoor dining in warmer months. To the front, there is ample off-street parking. This home is perfect for buyers seeking space, flexibility, and a peaceful village lifestyle, all within easy reach of local amenities and commuter links.

GROUND FLOOR ACCOMMODATION

Hall

13'7" x 5'11" (4.16m x 1.81m)

Lounge

13'6" x 13'5" (4.13m x 4.10m)

Dining Room

13'9" x 13'7" (4.20m x 4.16m)

Kitchen

14'0" x 14'0" (4.27m x 4.27m)

Utility

13'5" x 6'2" (4.11m x 1.88m)

Study / Bedroom Five

14'8" x 12'7" (4.49m x 3.85m)

Ground Floor w.c.

5'3" x 2'10" (1.62m x 0.87m)

Store Room

14'9" x 12'11" (4.50m x 3.94m)

FIRST FLOOR ACCOMMODATION

Bedroom One

13'8" x 12'3" (4.17m x 3.74m)

En-Suite

8'3" x 3'3" (2.53m x 1.01m)

Bedroom Two

13'8" x 13'5" (4.18m x 4.11m)

Bedroom Three

13'8" x 10'8" (4.19m x 3.26m)

En-Suite

5'9" x 4'9" (1.76m x 1.47m)

Bedroom Four

13'2" x 10'7" (4.03m x 3.23m)

Bathroom

10'4" x 5'5" (3.16m x 1.67m)

EXTERIOR

South-East facing enclosed garden, predominantly laid to lawn with concrete walkway. Off-Street parking.

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.

LOCAL AUTHORITY, TAX BANDING AND TENURE

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

Heating: Oil

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.

HEATING & 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 Practices) 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

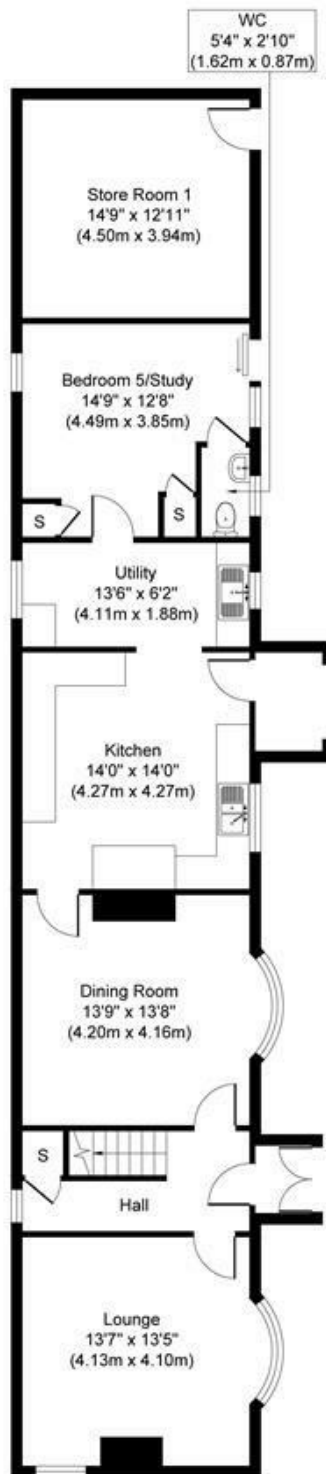
SELBY - 01757 241124

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

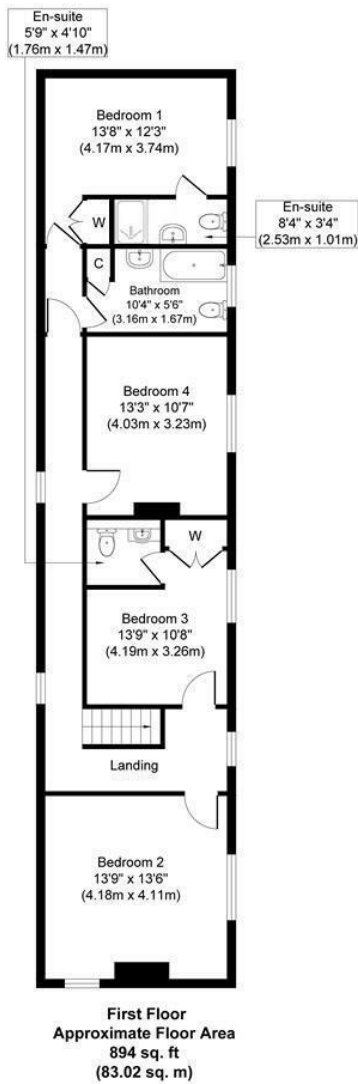




Ground Floor
Approximate Floor Area
1139 sq. ft
(105.78 sq. m)

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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