

# Park Row



**Market Place, Cawood, YO8 3SR**

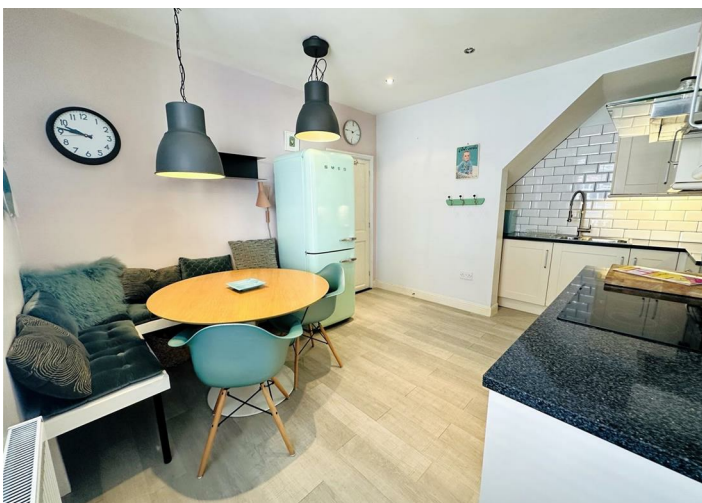
**Offers Over £230,000**



**\*\* TRADITIONAL FEATURES THROUGHOUT \*\* TERRACE AREA TO FIRST FLOOR \*\*** Situated in the village of Cawood, this Grade Two listed home, previously the village Butcher shop dating back to 1751, briefly comprises: Hall, Utility, Ground Floor w.c., Kitchen Diner and Lounge. To the first floor: Bedroom, Study Area and Bathroom, whilst the Second Floor offers two further bedrooms. Externally, the property benefits from enclosed rear courtyard 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'.**











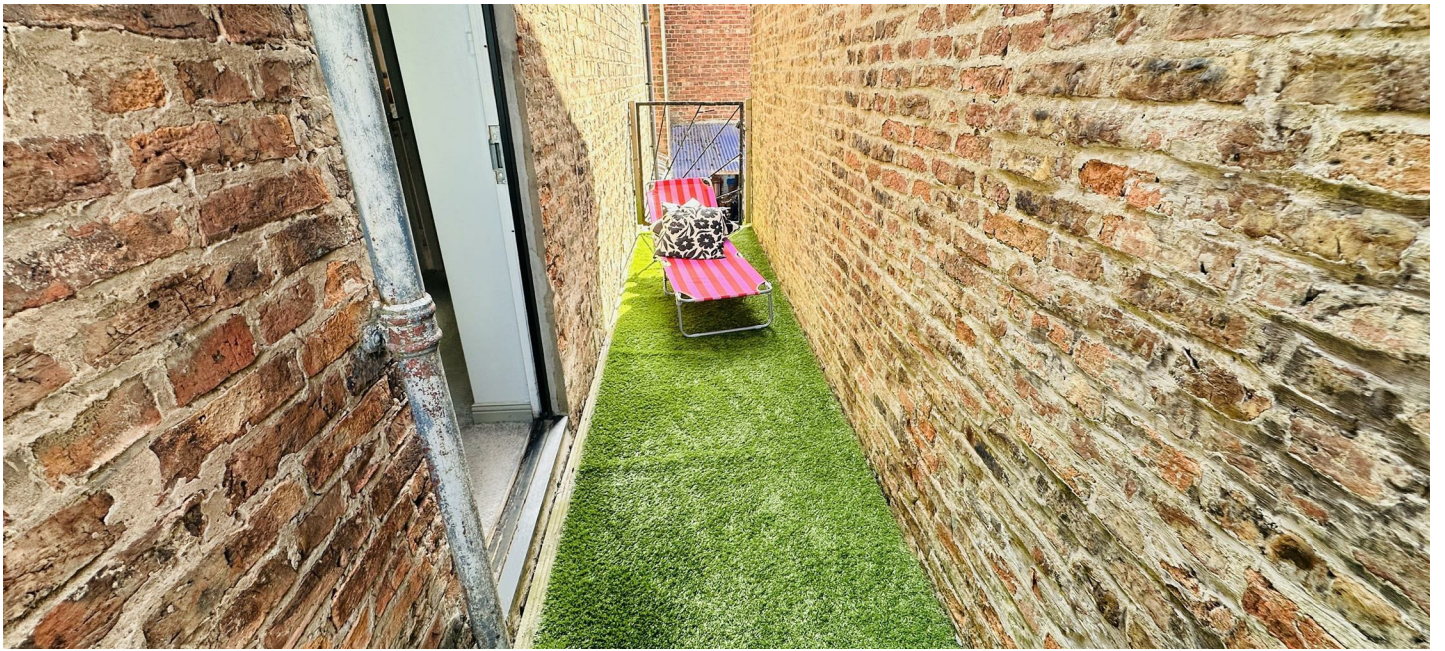






















## PROPERTY OVERVIEW

This charming three-bedroom property is nestled in the heart of the sought-after village of Cawood, a location celebrated for its rich history, scenic riverside walks, and vibrant community. Formerly the village butcher shop and dating back to 1751, this Grade II listed building offers a rare opportunity to own a piece of local heritage, thoughtfully updated for modern living. Spanning three floors, this beautifully presented home blends historic character with contemporary comfort. Ideally suited to professional couples or those seeking a distinctive retreat, the layout is both spacious and versatile. The ground floor features a stylish open-plan kitchen and dining area—perfect for entertaining—alongside a cosy lounge with a wood-burning stove, creating a warm and inviting space to relax. A separate utility room with original quarry tile flooring and a convenient downstairs WC add both charm and practicality. To the first floor, a generously sized bedroom is complemented by a bright and airy study area—an ideal setup for remote working, with potential to adapt into an additional room if desired. A modern family bathroom and access to a unique first-floor terrace provide added appeal, offering a private outdoor space to enjoy fresh air and sunshine. The top floor hosts two further well-proportioned bedrooms, offering flexibility for guests, hobbies, or dedicated workspace.

## GROUND FLOOR ACCOMMODATION

### Hall

### Utility Room

9'7" x 6'9" (2.94m x 2.06m)

### Ground Floor w.c.

6'1" x 4'7" (1.86m x 1.40m)

### Kitchen Diner

14'5" x 12'7" (4.41m x 3.84m)

### Lounge

14'2" x 13'8" (4.32m x 4.18m)

## FIRST FLOOR ACCOMMODATION

### Bedroom One

14'1" x 11'9" (4.31m x 3.59m)

### Study Area

15'10" x 13'6"\* (being l-shaped) (4.83m x 4.12m\* (being l-shaped))

### Bathroom

8'7" x 7'3" (2.62m x 2.22m)

## SECOND FLOOR ACCOMMODATION

### Bedroom Two

15'10" x 14'0" (4.85m x 4.28m)

### Bedroom Three

16'0" x 11'7" (4.88m x 3.54m)

## EXTERNAL

### Front

Access to public pedestrian footpath.

### Rear

Enclosed courtyard area with timber pedestrian access gate giving access to service lane.

## 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.

## 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.

## LOCAL AUTHORITY, TAX BANDING AND TENURE

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

Heating: Oil

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.

## 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.

## 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:


GOOLE - 01405 761199

SELBY - 01757 241124

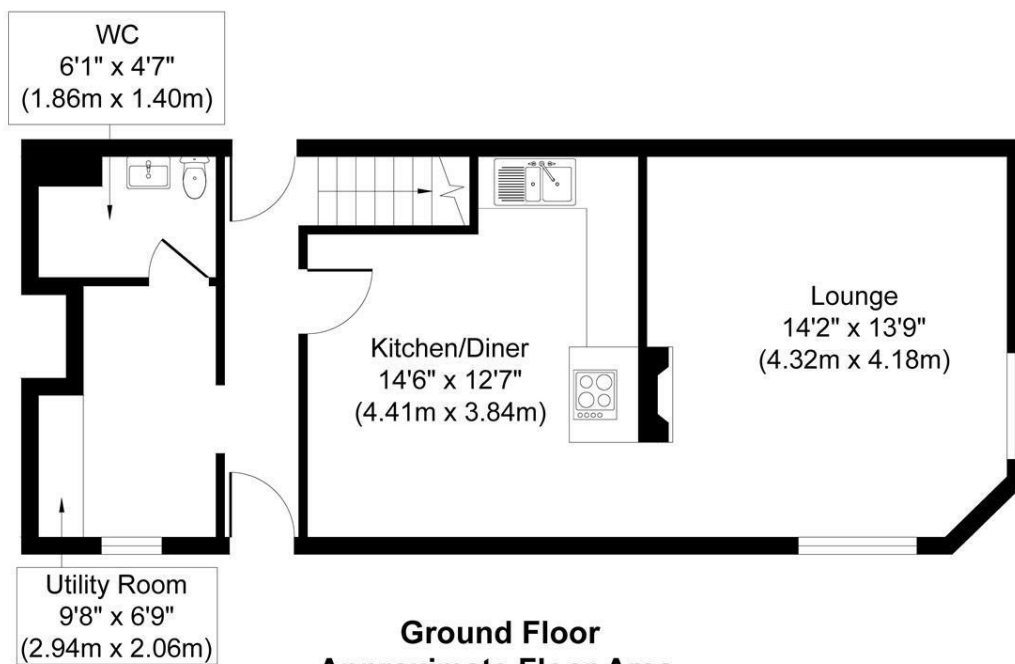
SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480





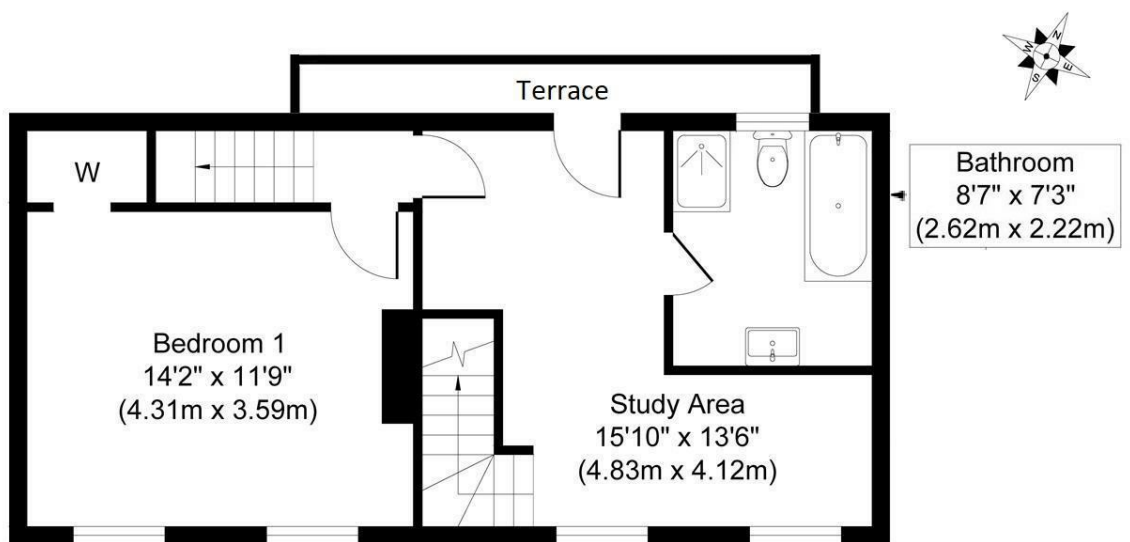


**Ground Floor**  
**Approximate Floor Area**  
**523 sq. ft**  
**(48.60 sq. m)**

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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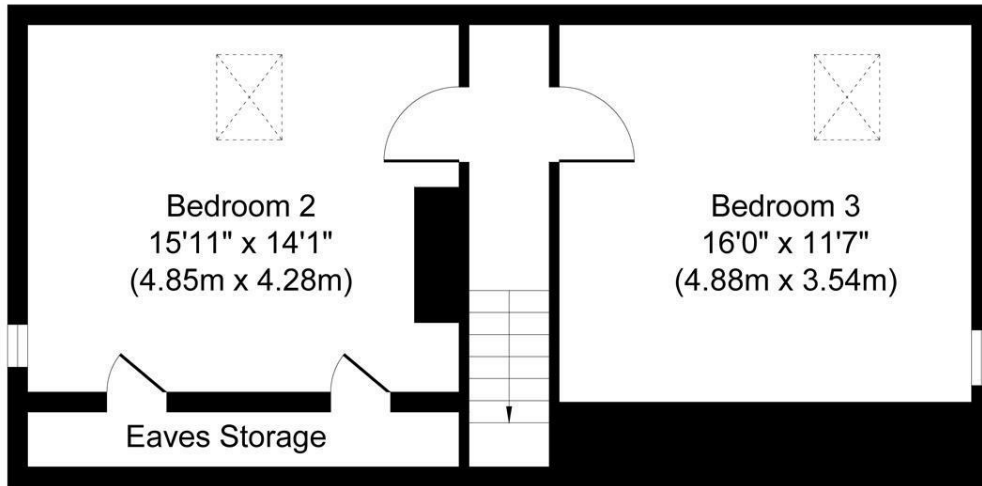


**First Floor**  
**Approximate Floor Area**  
**448 sq. ft**  
**(41.58 sq. m)**

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**Second Floor**  
**Approximate Floor Area**  
**448 sq. ft**  
**(41.58 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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