

# Park Rôw

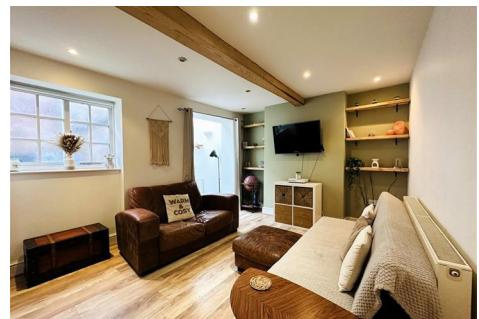


**High Street, Cawood, Selby, YO8 3TH**

**Offers Over £200,000**



**\*\* ENCLOSED REAR GARDEN \*\* VILLAGE LOCATION \*\*** This property is located in the popular village of Cawood - ideal for access to York, Selby and Leeds. Presented over two floors briefly comprises: Hall, W.C., Kitchen Diner, Lounge and Playroom. To the First Floor: two bedrooms and Bathroom. **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 Summary

This unique two-bedroom property, located in the charming village of Cawood, offers a blend of modern living and characterful features. The property boasts an open-aspect ceiling in the playroom and kitchen diner, with stunning feature beams adding to the space's charm and character. The kitchen is well-equipped with integrated appliances, including a fridge-freezer and washing machine. The enclosed rear garden is perfect for outdoor entertaining, featuring a paved patio and an outside tap for added convenience. Ideal for those seeking a combination of style, functionality, and a peaceful village setting.

## Ground Floor Accommodation

### Kitchen Diner

13'0" x 11'3" (3.98m x 3.44m)

### Inner Hallway

12'3" x 7'11" (3.74m x 2.42m)

### W.C

4'9" x 2'10" (1.46m x 0.87m)

### Lounge

14'11" x 12'0" (4.56m x 3.68m)

### Playroom

10'7" x 6'6" (3.25m x 1.99m)

## FIRST FLOOR ACCOMMODATION

### Landing

### Bedroom One

11'0" x 10'6" (3.36m x 3.21m)

### Bedroom Two

8'0" x 7'8" (2.45m x 2.36m)

### Bathroom

6'11" x 4'4" (2.13m x 1.33m)

## EXTERIOR

Predominantly laid to lawn with flagged patio area and fully enclosed with outside tap.

## 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 right onto High Street. The property can be clearly identified by a Park Row 'For Sale' board. Where it will be located behind Number 9.

## 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

## TENURE, LOCAL AUTHORITY AND TAX BANDING

Tenure: Freehold

Local Authority: North Yorkshire Council

Tax Banding: B

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

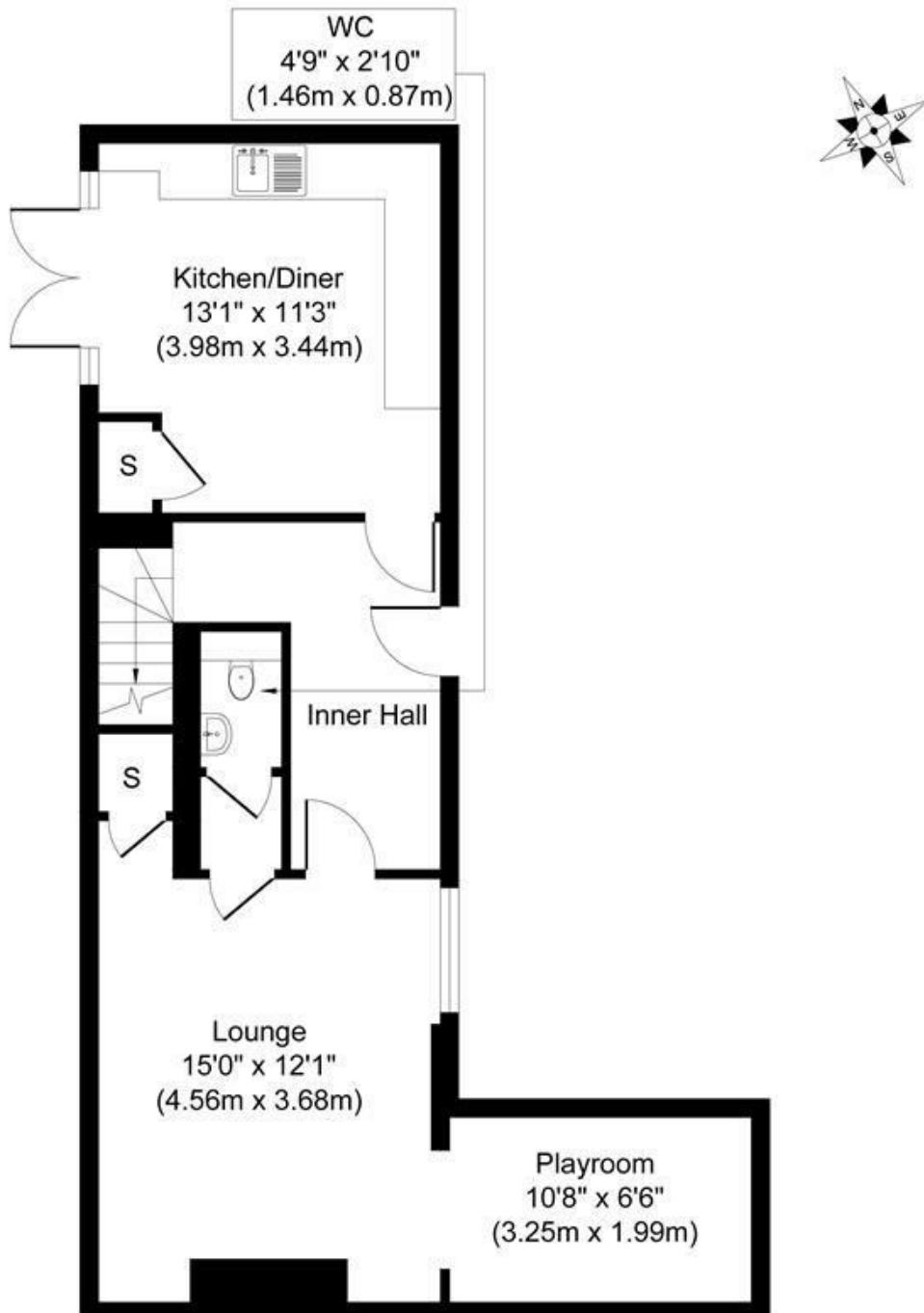
Mobile: 4G

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.

## **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**  
**566 sq. ft**  
**(52.59 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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**First Floor**  
**Approximate Floor Area**  
**250 sq. ft**  
**(23.22 sq. m)**

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**T** 01757 241124  
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 selby@parkrow.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		87
(81-91)	B		
(70-80)	C		
(59-69)	D		
(48-58)	E		
(37-47)	F		
(26-36)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	A		
(81-91)	B		
(70-80)	C		
(59-69)	D		
(39-58)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			