

Park Row



Sherburn Street, Cawood, Selby, YO8 3SS

Offers Over £210,000



****IDEAL FOR FIRST TIME BUYERS** POPULAR VILLAGE LOCATION **** Situated in the village of Cawood this terraced property briefly comprises: Kitchen, Lounge, Dining Room and Bathroom whilst the First Floor Accommodation offers three bedrooms. Externally the rear garden is fully enclosed. **VIEWING HIGHLY RECOMMENDED TO FULLY APPRECIATE 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

Situated in the sought-after village of Cawood, conveniently located for access to York and the surrounding area, this attractive three-bedroom terraced home offers well-proportioned accommodation arranged over two floors, together with enclosed outdoor space. The ground floor comprises a welcoming lounge, a separate dining room, a kitchen and a bathroom. To the first floor are three bedrooms, providing flexible accommodation for families, couples or those requiring space for a home office. Externally, the property benefits from a small courtyard area to the front, while to the rear is an enclosed garden with a patio area, providing an ideal space for outdoor dining, entertaining or relaxing. Offering a pleasant combination of village living and convenient access to York and nearby towns, making this an appealing home for a range of buyers.

GROUND FLOOR ACCOMODATION

Hall

12'7" x 3'0" (3.84m x 0.93m)

Kitchen

20'8" x 8'4" (6.30m x 2.56m)

Lounge

12'0" x 11'5" (3.66m x 3.50m)

Dining Room

18'3" x 12'4" (5.58m x 3.77m)

Bathroom

15'0" x 4'9" (4.58m x 1.47m)

FIRST FLOOR ACCOMODATION

Bedroom One

12'0" x 10'9" (3.66m x 3.30m)

Bedroom Two

11'10" x 10'5" (3.63m x 3.20m)

Bedroom Three

12'0" x 7'10" (3.66m x 2.40m)

EXTERIOR

Front

Front courtyard area.

Rear

Enclosed rear garden with patio area.

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 junction onto Sherburn street where the property can be clearly identified by the Park Row Properties 'For Sale' board.

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

Heating: Oil

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.

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.

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.

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.

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

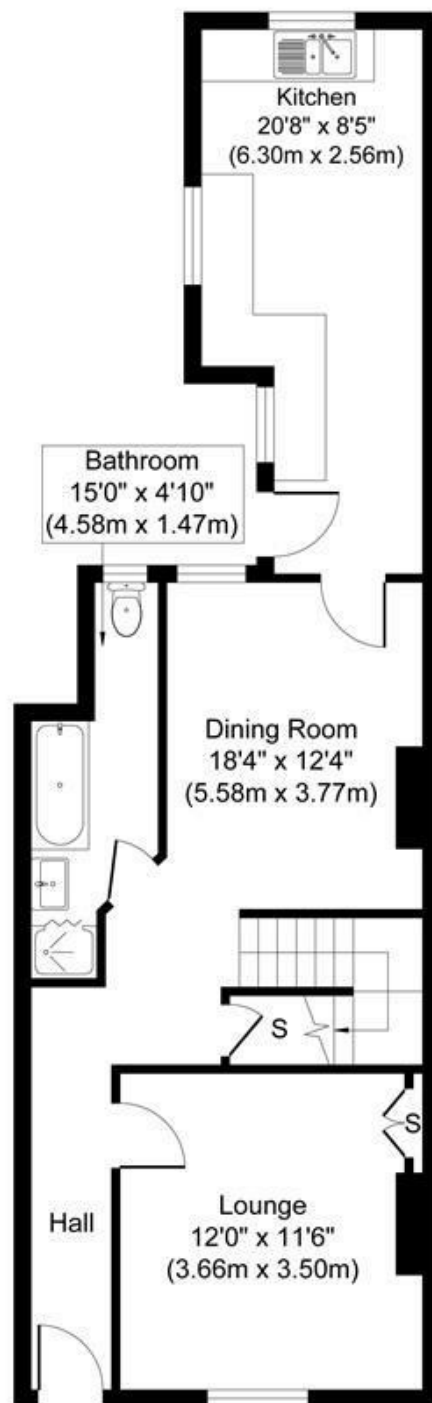
SHERBURN IN ELMET - 01977 681122

PONTEFRACT/CASTLEFORD - 01977 791133

AML Fee

Please note that the AML fee covers the cost of carrying out the necessary identity and anti-money laundering checks. Once these checks have been completed, the fee is non-refundable, even if the property purchase does not proceed.

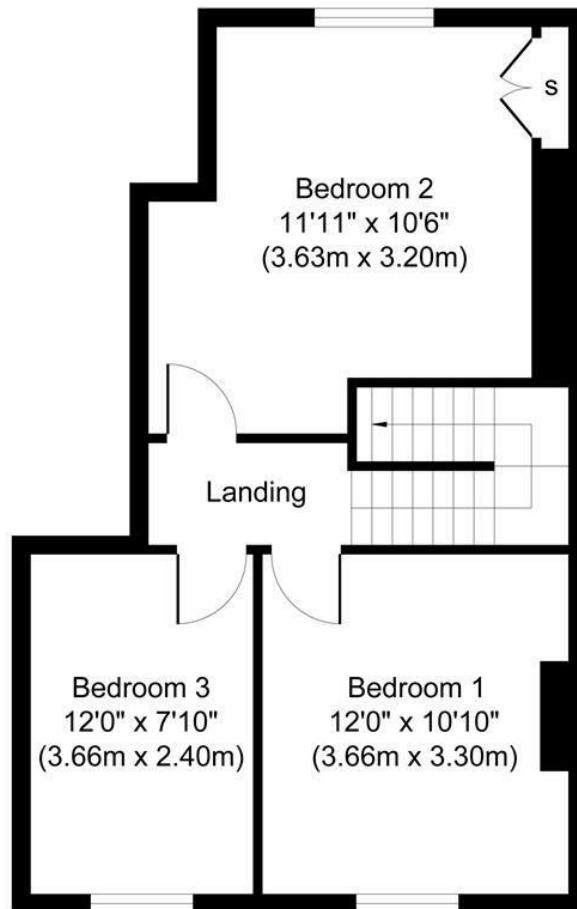




Ground Floor
Approximate Floor Area
594 sq. ft
(55.20 sq. m)

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
491 sq. ft
(45.57 sq. m)

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