

# Park Row



**Chestnut Road, Cawood, Selby, YO8 3SZ**

**Offers Over £550,000**



**\*\* FULLY RENOVATED \*\* FULL PLANNING FOR DETACHED ANNEXE \*\*** Situated in the village of Cawood, this detached property placed upon a substantial plot with planning for a one bedroom annexe briefly comprises: Hall, Lounge, Kitchen Diner, Rear Hall, Shower Room and Utility. To the First Floor are three bedrooms and Bathroom. Externally the property benefits from ample room for off street parking, double garage, stables and lawned area. Planning passed for additional one bedroom annexe with details given below. **VIEWING IS ESSENTIAL 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'.**



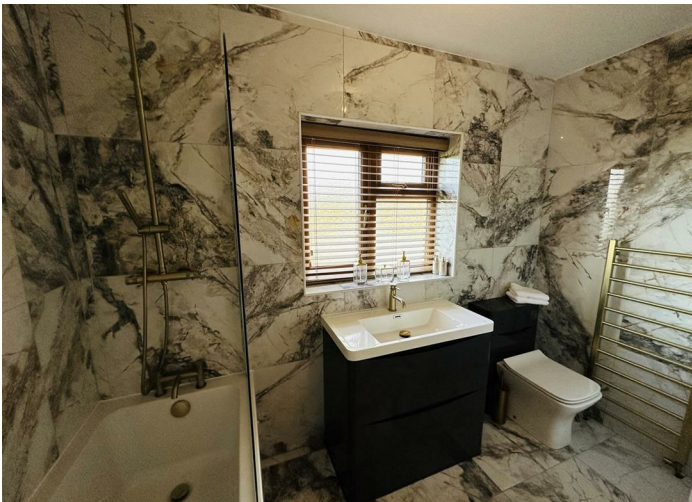








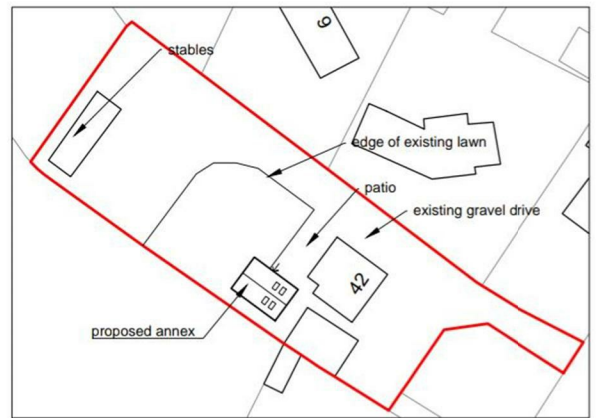
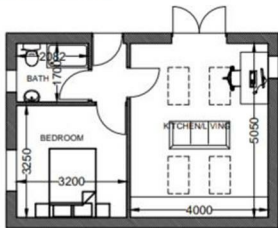
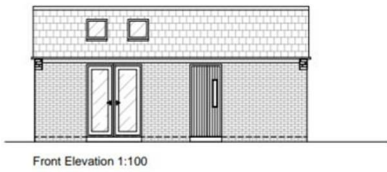
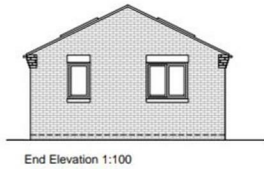
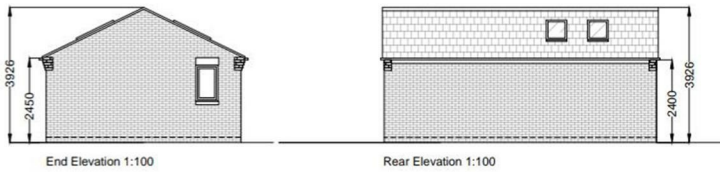












J Smith  
 Proposed Annex at 42 Chestnut Road Cawood YO8 3SZ  
 Planning Drawing  
 scales 1:100 1:500 1:1250 17-09-2025 drwg. no.3178-02-01A  
**Chris Finn Architect**  
 BOWLING GREEN HOUSE  
 38 RYTHERGATE  
 CAWOOD SELBY YO8 3TP  
 TEL: 01757 268650

## PROPERTY OVERVIEW

Nestled within the highly desirable village of Cawood, this exceptional family residence has been thoughtfully and comprehensively renovated, occupying an impressive plot with uninterrupted views across open fields and idyllic countryside. The setting offers a rare blend of privacy, space, and rural tranquillity, while remaining within easy reach of local amenities and commuter links.

At the heart of the home lies a beautifully appointed, open-plan kitchen diner—an elegant, contemporary space designed for both everyday living and entertaining. Bathed in natural light, it features high-quality finishes and opens seamlessly onto the rear patio, creating a refined indoor–outdoor flow. Beyond, the expansive lawned garden forms an inviting backdrop for family gatherings and relaxation. A modern ground-floor shower room adds further convenience.

A further standout feature of the property is the fully approved planning consent for a one-bedroom annexe to be erected within the grounds, offering superb potential for multi-generational living, guest accommodation, or an exclusive holiday let.

Approached via a sweeping, low-maintenance driveway, the property enjoys a distinguished sense of arrival. The drive curves gracefully down from the entrance to the front of the home, providing ample parking and access to the double garage, before continuing around to the rear where the stable block is situated—ideal for those with equestrian interests or requiring versatile outbuildings.

## GROUND FLOOR ACCOMMODATION

### Hall

### Lounge

14'4" x 12'1" (4.38m x 3.69m)

### Kitchen Diner

21'8" x 16'11" (6.62m x 5.17m)

### Rear Hall

7'1" x 3'6" (2.18m x 1.07)

### Shower Room

6'10" x 4'7" (2.1m x 1.40m)

### Utility

6'5" x 3'1" (1.98m x 0.95m)

## FIRST FLOOR ACCOMMODATION

### Landing

### Bedroom One

14'4" x 12'2" (4.37m x 3.72m)

### Bedroom Two

11'5" x 10'3" (3.49m x 3.14m)

### Bedroom Three

9'3" x 6'10" (2.83m x 2.10m)

### Bathroom

9'8" x 6'0" (2.96m x 1.83m)

## AGENT NOTE:

The details for the planning application for a detached annexe can be found at:

<https://public.selby.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=T2S64YNXIP300>

Alternatively, search: [northyorks.gov.uk](http://northyorks.gov.uk) and on the Public Access portal, use reference ZG2025/0955/HPA

## DIRECTIONS

Leave Selby via Millgate/Wistow Road and follow the B1223 into the village of Cawood. Turn right onto Thorpe Lane and follow the road. Continue straight on at the crossroads then take the next left onto Chestnut Road.

## TENURE, LOCAL AUTHORITY AND TAX BANDING

Tenure: Freehold

Local Authority: North Yorkshire County 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: 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.

## 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.

## 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

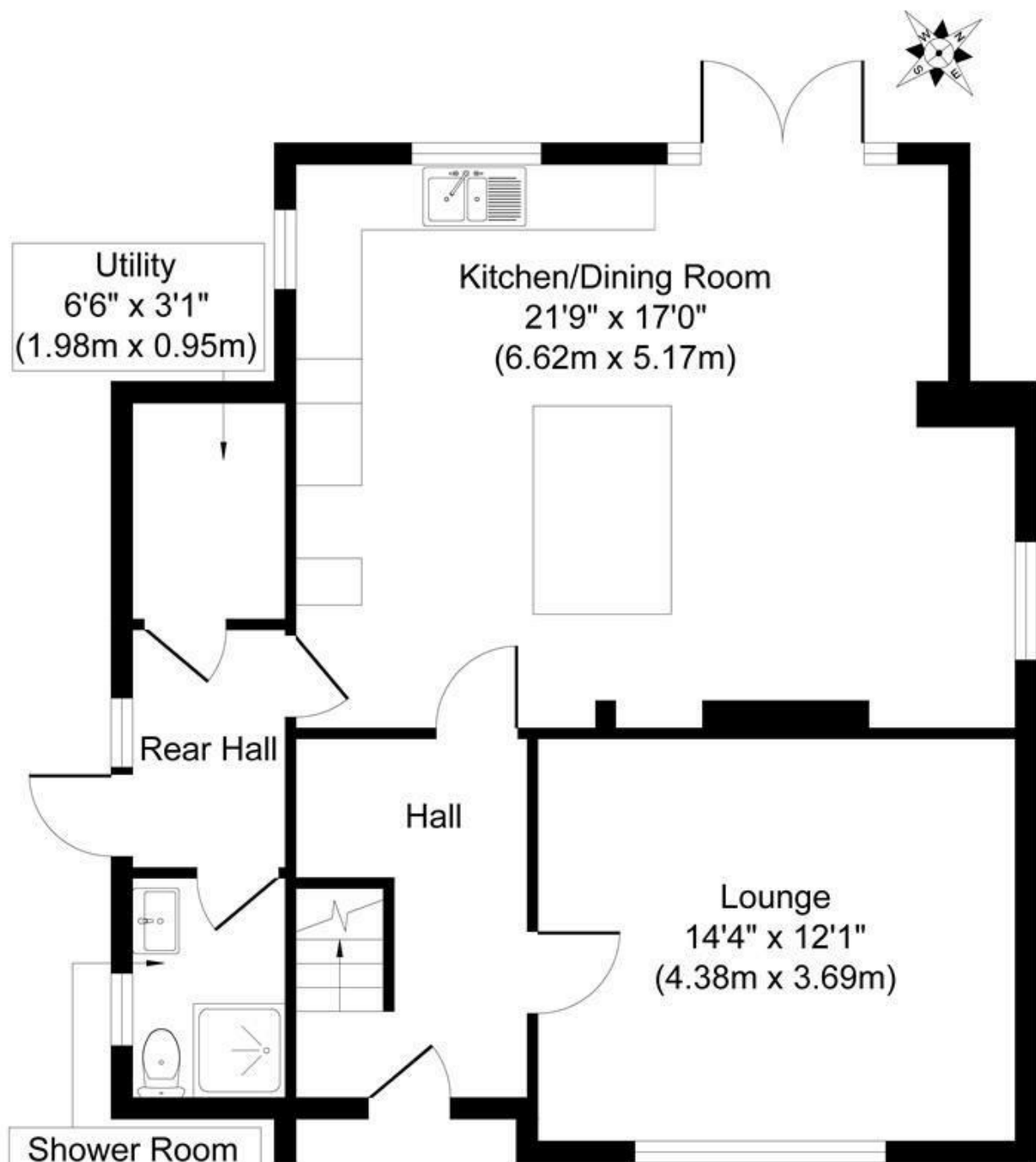
## VIEWINGS

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.





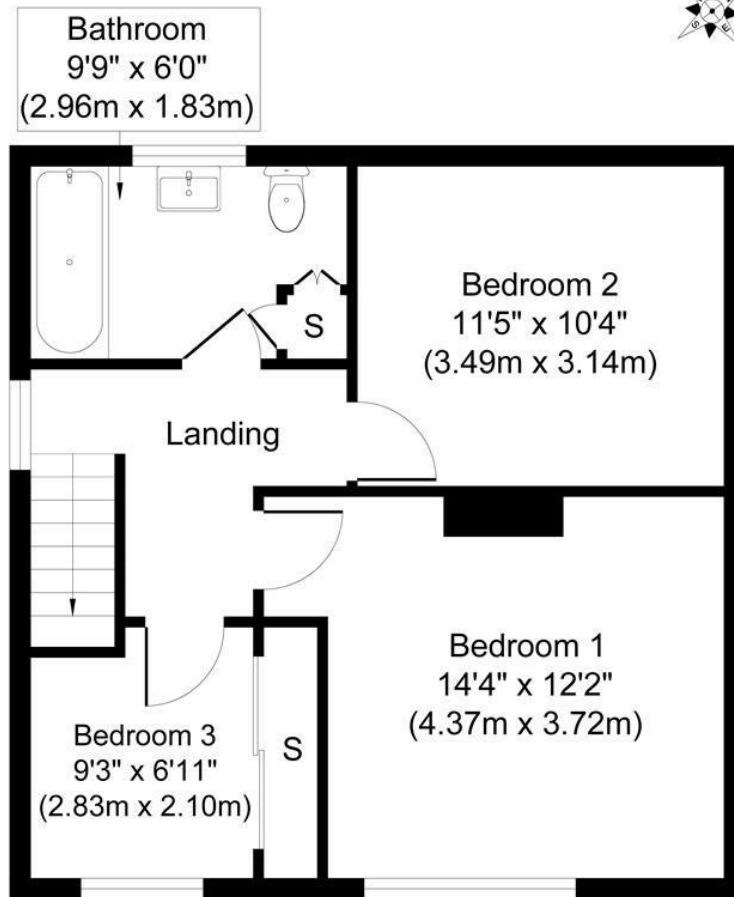


**Ground Floor**  
**Approximate Floor Area**  
**715 sq. ft**  
**(66.45 sq. m)**

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**  
**481 sq. ft**  
**(44.68 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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