

Park Row



Sherburn Street, Cawood, Selby, YO8 3SS

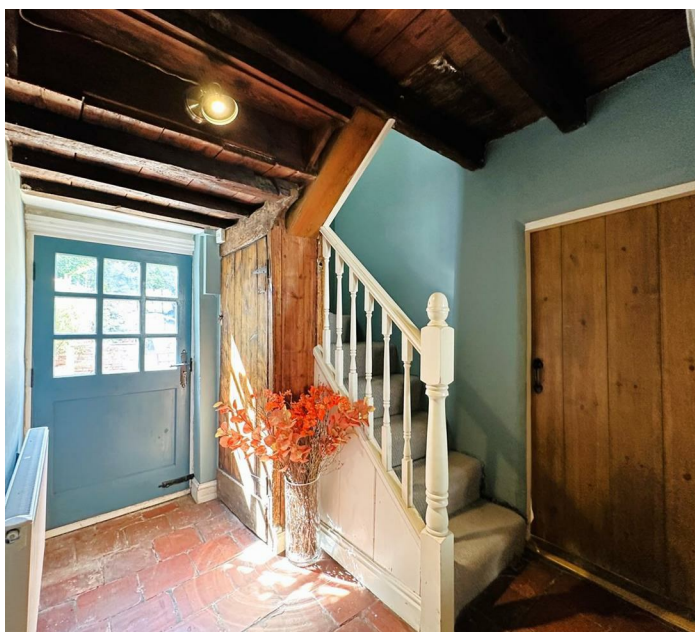
Offers Over £300,000



**** SOUGHT AFTER VILLAGE LOCATION ** TWO RECEPTION ROOMS **** Situated in the desirable and Historic village of Cawood, this property briefly comprises: Dining Room, Hall, Lounge, Breakfast Kitchen and Utility. To the First Floor are three bedrooms and a Bathroom, with a further Dressing Area, Attic Room and Shower Room to the Second Floor. Externally, the property benefits from a fully enclosed garden with patio areas to the rear. **VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE STYLE AND POSITION OF THIS FAMILY HOME. RING 7 DAYS A WEEK TO ARRANGE A VIEWING. 'WE OPEN UNTIL 8PM MONDAY TO THURSDAY, 5.30 FRIDAYS, 5.00 SATURDAYS AND 11.00 - 3.00 SUNDAYS'.**



















Property Overview

Situated in the highly sought-after village of Cawood, within easy reach of York, this charming semi-detached home offers versatile accommodation arranged over three floors and beautifully combines character features with practical modern living.

The ground floor comprises an inviting entrance hall, a spacious lounge, separate dining room, breakfast kitchen and a useful utility room. To the first floor are three well-proportioned bedrooms, with the third bedroom currently offering flexibility as a study or home office, together with a family bathroom. The second floor provides an impressive additional living space, featuring a dressing area, attic room and shower room, ideal as a principal suite, guest accommodation or hobby space.

Throughout the property, a wealth of traditional features adds warmth and character, including exposed beams and attractive fireplaces.

Externally, the property benefits from a fully enclosed, south-facing rear garden, thoughtfully designed with patio and pebbled seating areas, providing an ideal space for outdoor dining, entertaining and enjoying the sunshine throughout the day.

An internal viewing is highly recommended to appreciate the charm, character and versatility this delightful village home has to offer.

GROUND FLOOR ACCOMMODATION

Entrance

Dining Room

14'5" x 11'5" (4.41m x 3.48m)

Hall

8'8" x 6'11" (2.65m x 2.11m)

Lounge

13'10" x 10'7" (4.23m x 3.25m)

Breakfast Kitchen

20'2" x 7'0" (6.16m x 2.15m)

Utility

7'10" x 7'8" (2.39m x 2.36m)

FIRST FLOOR ACCOMMODATION

Landing

Bedroom One

13'10" x 10'8" (4.22m x 3.27m)

Bedroom Two

14'0" x 11'4" (4.29m x 3.47m)

Bedroom Three/Study

8'3" x 7'5" (2.52m x 2.27m)

Bathroom

8'0" x 7'6" (2.46m x 2.31m)

SECOND FLOOR ACCOMMODATION

Landing

Dressing Area

12'5" x 7'3" (3.79m x 2.21m)

Attic Room

14'1" x 7'4" (4.31m x 2.26m)

Shower Room

10'9" x 7'0" (3.30m x 2.15m)

EXTERIOR

Front

Access to public footpath with a side gate allowing access to rear garden.

Rear

Enclosed rear garden with patio and pebbled areas.

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.

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

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.

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

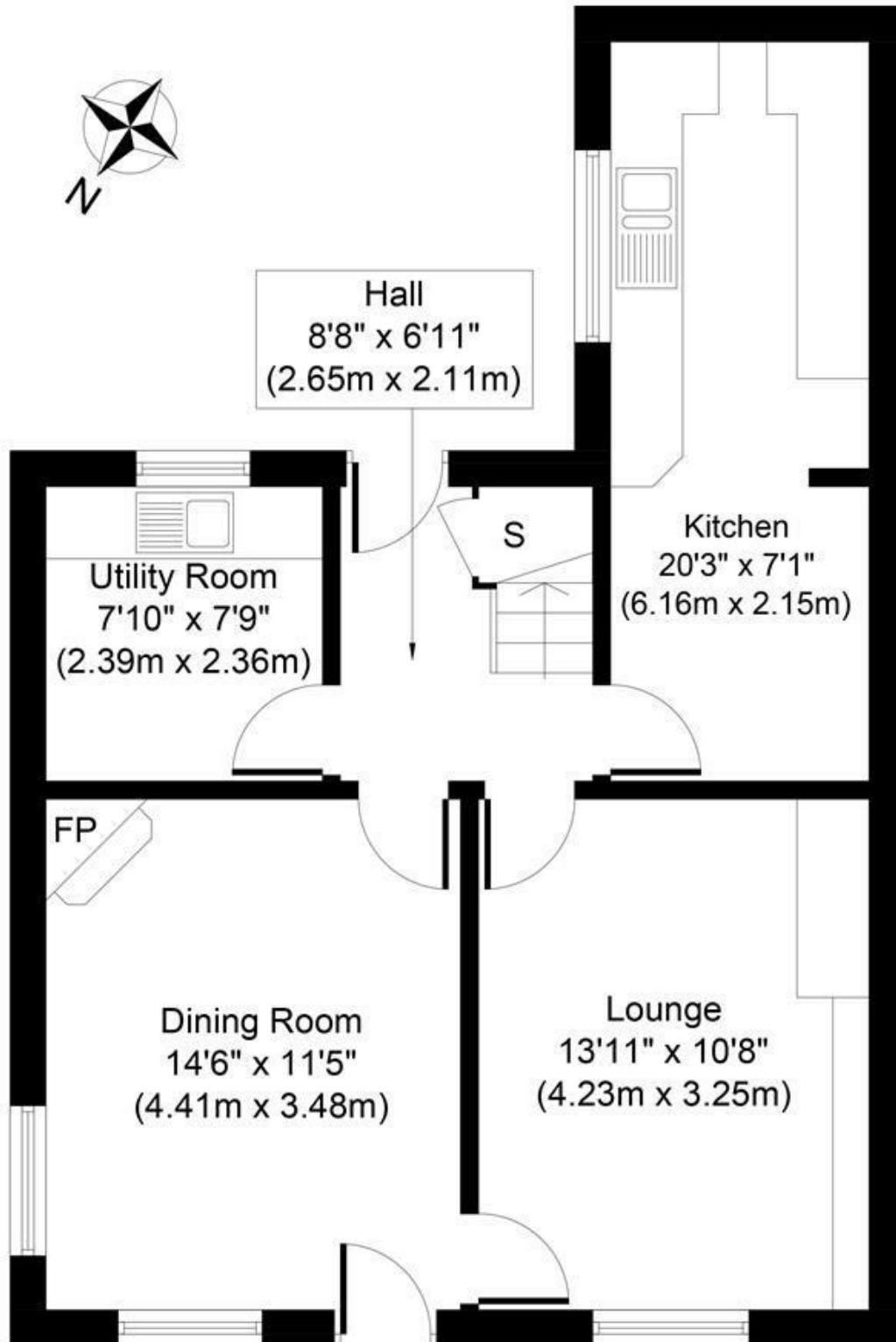
Water: Mains

Broadband: Ultrafast

Mobile: 5G

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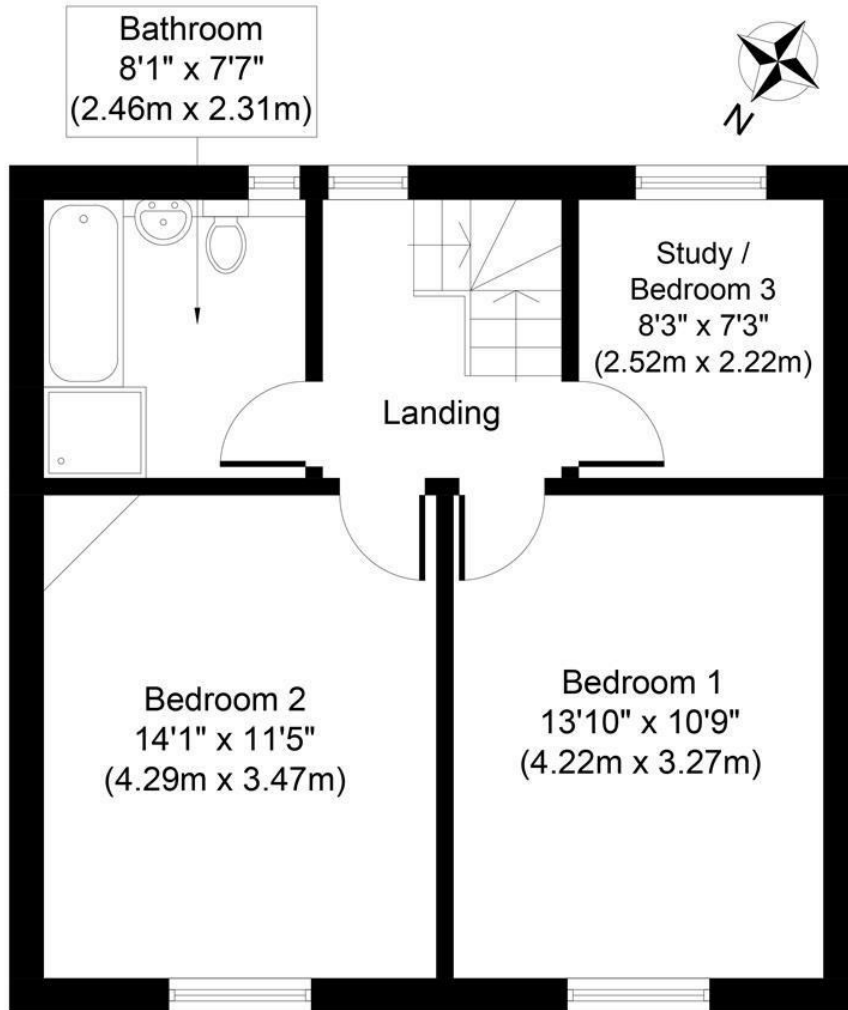
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Ground Floor
Approximate Floor Area
591 Sq. ft.
(54.9 Sq. m.)

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
505 Sq. ft.
(46.9 Sq. m.)

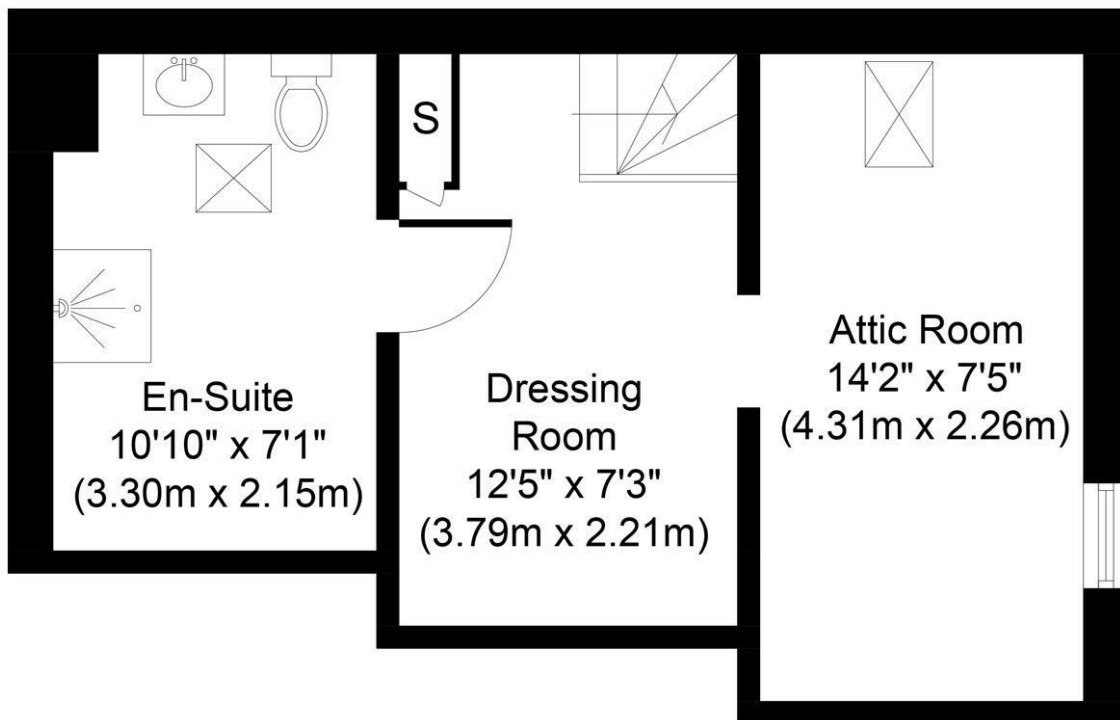
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
92-100 A		92-100 A	
81-91 B		81-91 B	
69-80 C		69-80 C	
55-68 D		55-68 D	
49-54 E		49-54 E	
41-48 F		41-48 F	
31-40 G		31-40 G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
	74		40
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



Second Floor
Approximate Floor Area
280 Sq. ft.
(26.0 Sq. m.)

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