

Park Row



Cawood Holiday Park, Ryther Road, Cawood, YO8 3TT

Offers Over £50,000



**** SITUATED IN A SOUGHT AFTER VILLAGE LOCATION ** FINISHED TO A HIGH SPECIFICATION **** Situated in the highly desired and historic village of Cawood, this well presented Park Home briefly comprises of: Hallway, Open Plan Living Kitchen Diner, two bedrooms, En-Suite, Walk-in-Wardrobe and Bathroom. Externally benefitting from off-street parking and raised timber deck patio. **VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE STYLE OF 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'.**



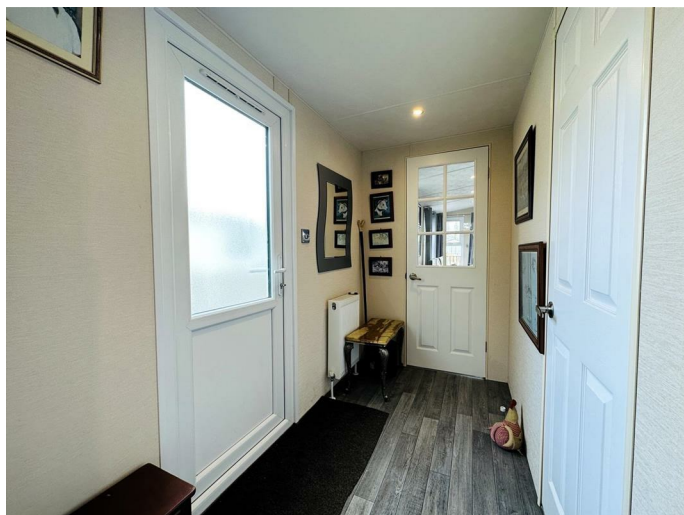
Accommodation

Entrance

UPVC door with top section having double glazed frosted panel to the side elevation, leading through into:

Hall

12'4" x 4'11" (3.76m x 1.52m)



Wood effect flooring, central heating radiator, cupboard housing central heating boiler and doors leading off.



Open Plan Lounge Kitchen Diner

18'4" x 13'8" (5.61m x 4.19m)



Kitchen Area



Range of grey-fronted base and wall units with brushed chrome bowed handles. Wood effect laminate worksurface with matching upstand and inset single bowl stainless steel sink and drainer with chrome mixer tap over. Integrated appliances include: electric oven, four ring gas hob, brushed steel electric extractor fan, microwave, fridge, freezer and dishwasher. Plumbing for washing machine.



Lounge and Dining Areas



UPVC double glazed 'French' doors to the front elevation, flanked by double glazed full-length units, leading out to the patio area. Further uPVC double glazed windows to the front and side elevations. Feature electric fireplace, central heating radiators, television and telephone points.



Bedroom One
9'10" x 9'1" (3.01m x 2.77m)



UPVC double glazed windows to the rear and side elevations. Fitted wardrobes, central heating radiator, television point and doors leading off.

Walk-in-Wardrobe
4'6" x 2'11" (1.38m x 0.91m)
Benefitting from central heating radiator.

En-suite

6'9" x 4'6" (2.06m x 1.39m)



Shower cubicle with white trimmed sliding door, housing chrome shower. White low flush w.c with chrome fittings. White wash hand basin with chrome mixer tap over and splashback, set into white high-gloss vanity unit. UPVC double glazed frosted window to the side elevation. Chrome heated towel rail, wood effect flooring, storage cupboard and electric extractor fan.

Bedroom Two

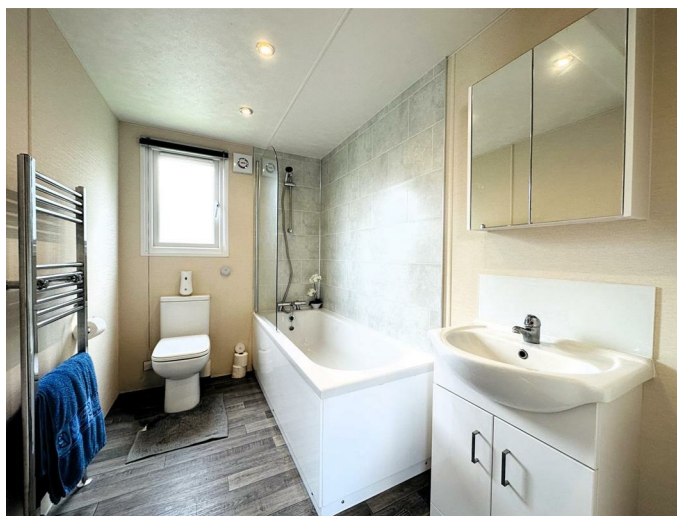
9'3" x 6'7" (2.82m x 2.02m)



UPVC double glazed window to the side elevation, fitted wardrobes and central heating radiator.

Bathroom

8'7" x 5'6" (2.63m x 1.70m)



White panel bath with chrome mixer tap over and incorporating chrome shower attachment; this area also benefitting from tiled effect wet wall to ceiling height. White low flush w.c with chrome fittings. White wash hand basin with chrome mixer tap over and splashback, set into white high-gloss vanity unit. UPVC double glazed frosted window to the side elevation. Chrome heated towel rail, wood effect flooring and electric extractor fan.

Exterior



Allocated parking with lawned garden. Timber steps leading to timber decked patio area, wrapping around the property in an 'L' section. Outside lamps, dual post balustrade and spindles.



Tenure, Local Authority and Tax Banding

Tenure: Leasehold

Local Authority: North Yorkshire Council

Tax Banding: N/A

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: Metred

Gas: LPG Bottle

Broadband: Fibre (FTTC)

Mobile: 5G (Lycamobile and EE)

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.

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.

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.

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

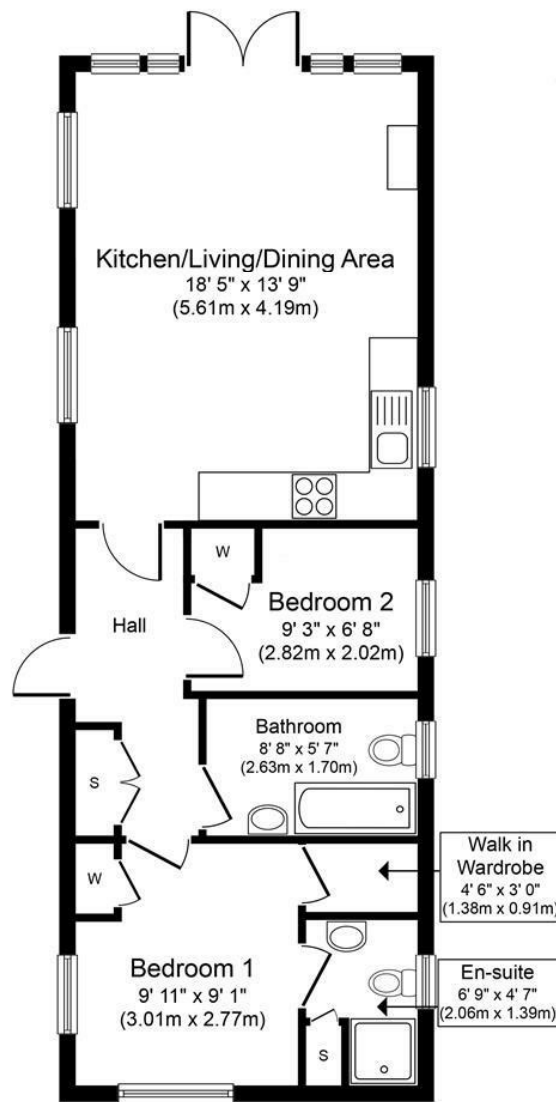
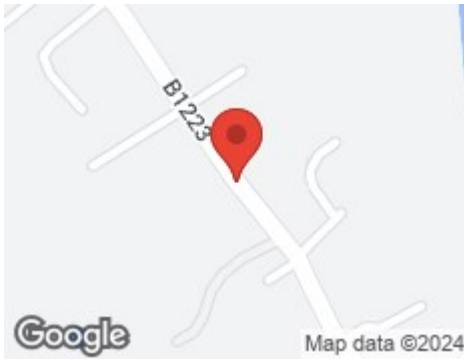
GOOLE - 01405 761199

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480





Approximate Floor Area
580 sq. ft.
(53.9 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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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	
39-54 E		39-54 E	
21-38 F		21-38 F	
1-20 G		1-20 G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC