

# Park Row



**Wistowgate, Cawood, Selby, YO8 3SH**

**Offers Over £300,000**



**\*\* ENCLOSED REAR GARDEN \*\* OFF-STREET PARKING \*\*** Situated in the desirable and historic village of Cawood, this property briefly comprises: Hall / Study Area, Kitchen Diner and Lounge. To the First Floor are three double bedrooms and a Bathroom. Externally, the property benefits from a fully enclosed garden with patio area to the Rear and two allocated off-street parking spaces. **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'.**



## GROUND FLOOR ACCOMMODATION: Entrance

Timber panelled door leading into:

### Hall / Study Area

13'1" x 7'0" (3.99m x 2.14m)



Staircase leading to the First Floor Accommodation and doors leading off.

### Lounge

14'5" x 13'9" (4.40m x 4.20m)



Solid fuel fire set into brick surround, timber mantel and tiled hearth. UPVC double glazed bow window to the front elevation and uPVC double glazed window to the rear elevation; both with secondary glazing. Central heating radiator and television point.

## Kitchen Diner

21'11" x 11'10" (6.69m x 3.62m)



Range of grey fronted base and wall units in 'Shaker' style . One and a half bowl stainless steel sink and drainer with chrome mixer tap over, set into wood effect laminate worksurface with tiled splashback.



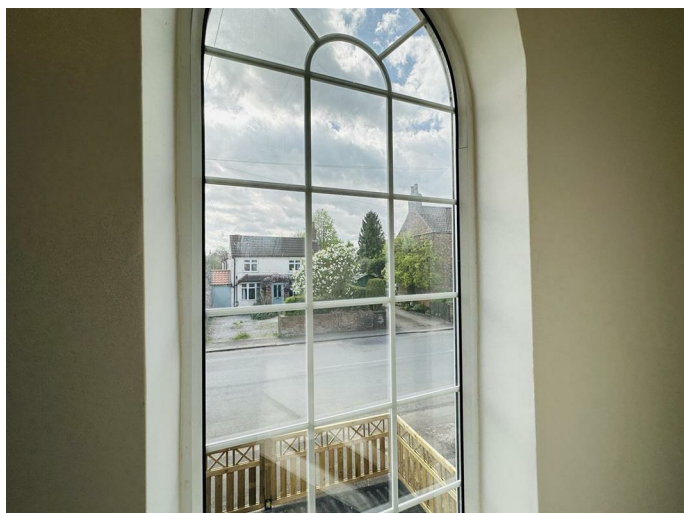
UPVC double glazed windows to the side elevations. Composite panel effect door to the side elevation, leading to the garden and patio area. Wood effect flooring throughout, plumbing for washing machine and central heating radiator.



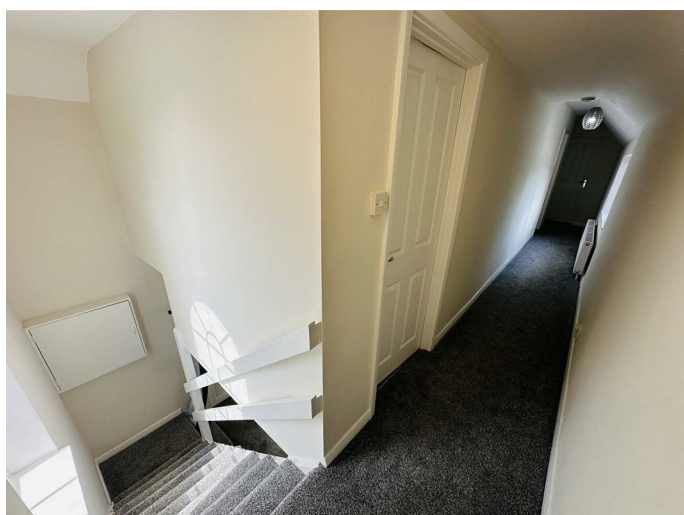
Integrated appliances include: electric oven, four ring ceramic hob, brushed steel electric extractor fan benefiting from downlighting, dishwasher and fridge freezer.



## FIRST FLOOR ACCOMMODATION: Landing



UPVC double glazed chapel style window to the front elevation. Further uPVC double glazed window to the side elevation, central heating radiator and doors leading off.



## Bedroom One 14'6" x 13'7" (4.43m x 4.16m)



UPVC double glazed windows to the front and rear elevations, and central heating radiator.

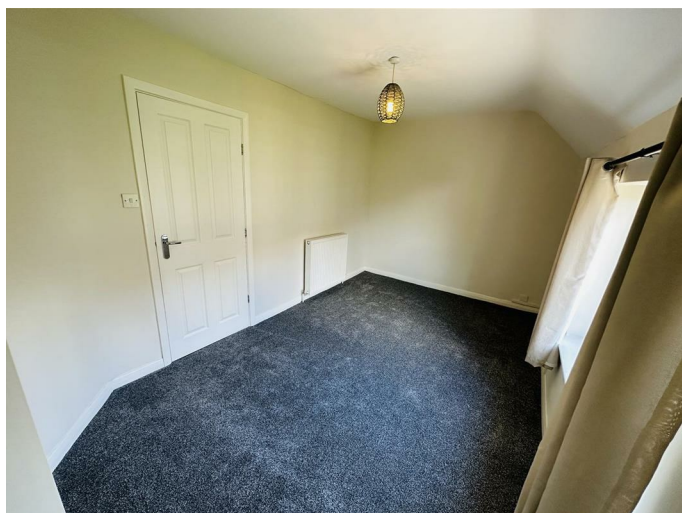
### Bedroom Two

14'5" x 8'7" (4.41m x 2.62m)



### Bedroom Three

11'1" x 8'8" (3.39m x 2.65m)



UPVC double glazed window to side elevation, loft access and central heating radiator.



UPVC double glazed window side elevation, loft access and central heating radiator.

## Bathroom

10'1" x 5'1" (3.08m x 1.55m)



White panel bath with inset mixer tap, inset chrome controls with chrome shower and further fixed head shower over and chrome trimmed shower screen. White low flush WC with chrome fittings in hidden cistern. White wash hand basin with chrome mixer tap over set into grey vanity unit with tiled splashback. UPVC double glazed frosted window to the rear elevation. Electric extractor fan, all walls are tiled to ceiling height, chrome heated towel rail and tiled flooring.

## Exterior - Front



Forecourt with raised timber planters and enclosed with timber fence and timber posts. Timber pedestrian access gate leading through into:

## Rear



Flagged patio area with decorative stoned edges and lawned garden section. Doors leading into store and outside WC. The rear is fully enclosed with timber fence, timber posts, brick wall and timber pedestrian access gate leading to the side of the property.



Twin outside spotlights on 'PIR' sensors. Timber access doors into outside storage.

## Directions

Leave Selby via Millgate/Wistow Road and follow the B1223 into the village of Cawood. Once in Cawood follow the road onto Wistowgate and the property can be clearly identified by our 'Park Row Properties' For Sale Board.

## TENURE, LOCAL AUTHORITY AND TAX BANDING

Tenure: Freehold  
Local Authority: North Yorkshire 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

Gas: Oil

Sewerage: Mains

Water: Mains / Metered

Broadband: Fibre Ultrafast (FTTP)

Mobile: 5G (Lycamobile and EE only)

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:

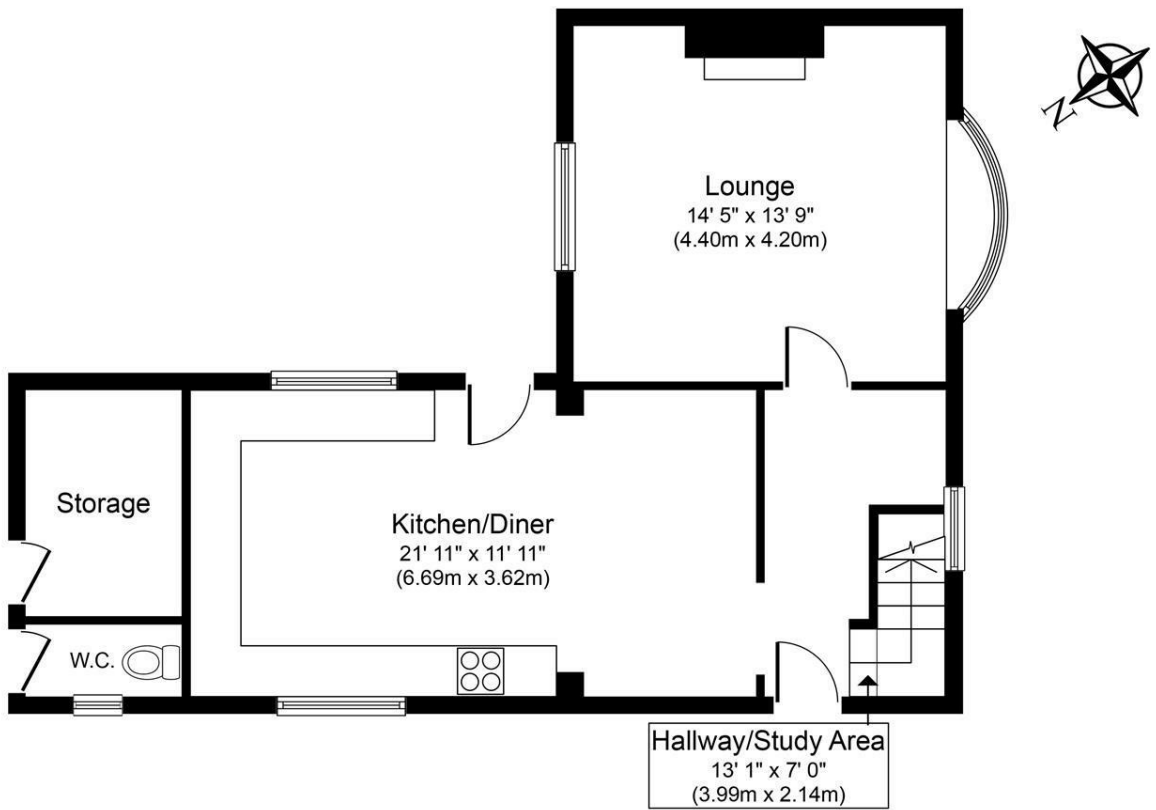
SELBY - 01757 241124

GOOLE - 01405 761199

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

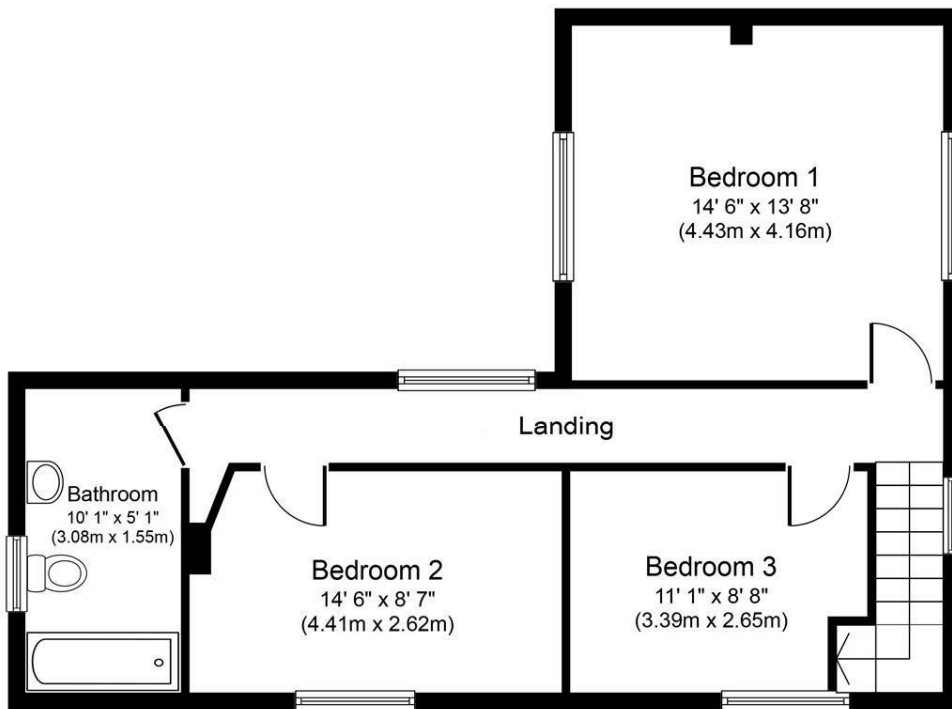


**Ground Floor**  
**Approximate Floor Area**  
**638 sq. ft.**  
**(59.3 sq. m.)**

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  
628 sq. ft.  
(58.3 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 <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current
92-100 A		102-110 A	
81-91 B		82-101 B	
69-80 C		69-81 C	
55-68 D		55-68 D	
49-54 E		49-54 E	
39-48 F	76	39-48 F	
31-38 G	39	31-38 G	
1-30		1-30	
All energy efficient - higher ranking costs		All environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC