

Park Row



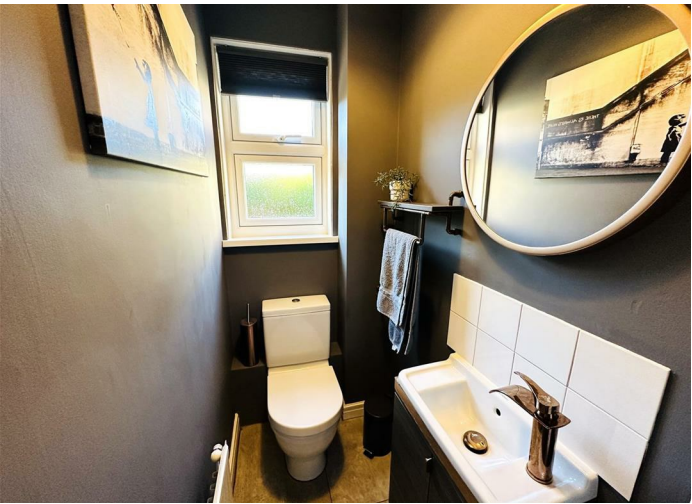
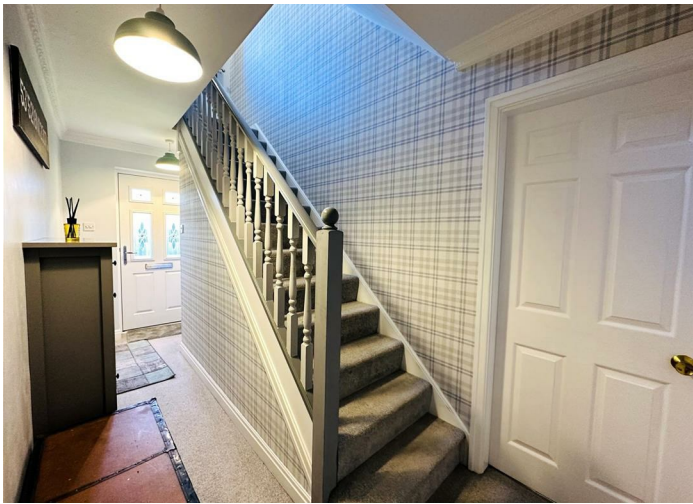
Thorpe Lane, Cawood, Selby, YO8 3SG

Offers Over £475,000



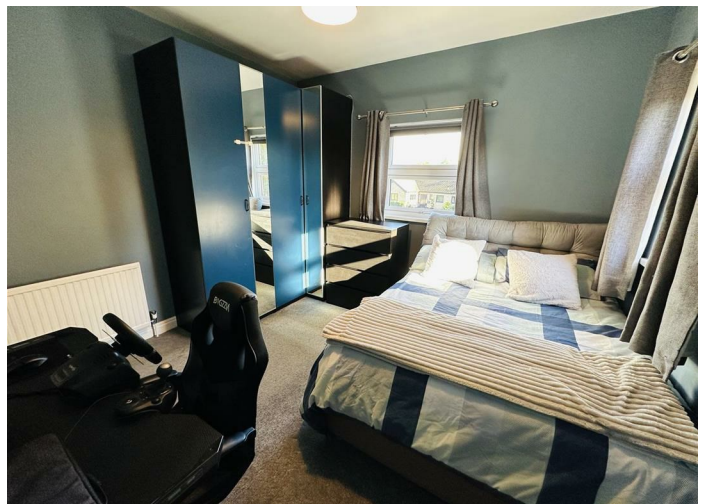
**** DOUBLE GARAGE ** VILLAGE LOCATION **** Situated in the sought after and historic village of Cawood this property briefly comprises: Hall, Ground Floor w.c, Lounge, Kitchen Diner, Utility and Bedroom Three. The First Floor offers a Master Bedroom with En-suite, a further three Bedrooms and Bathroom. Externally, the property benefits from a lawn area to the front while to the side is a gated driveway leading to a double garage and lawned garden to the rear. The rear of this family home extends out onto patio area providing further social space for entertaining. **VIEWING IS HIGHLY RECOMMENDED 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'.**



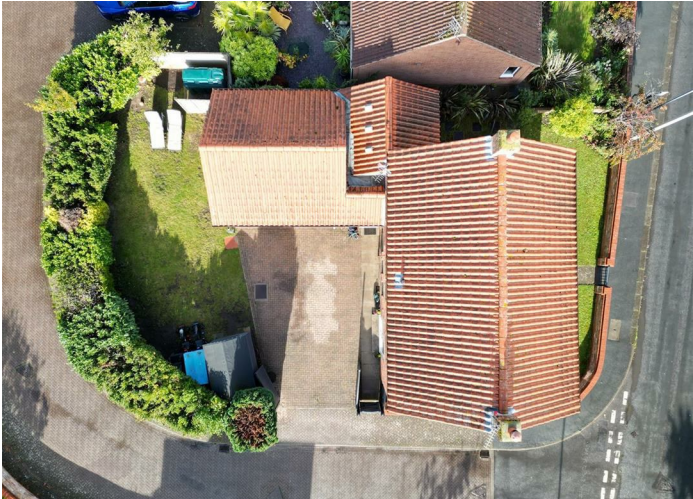














PROPERTY OVERVIEW

This charming and versatile home offers well-proportioned accommodation, ideal for a range of buyers seeking both comfort and practicality. The ground floor benefits from a useful utility room, providing additional space for laundry and household appliances. A separate ground floor W.C. adds everyday convenience, particularly for families and visiting guests, while the inclusion of a ground floor bedroom offers excellent flexibility, whether used for guests, multi-generational living, or as a home office. To the first floor, the principal bedroom enjoys the added luxury of an en-suite shower room, complemented by a separate family bathroom, providing comfortable and practical facilities for the household.

Externally, the property continues to impress, with a gated driveway offering ample off-street parking with access from the side of the property leading to a double garage providing valuable additional storage and secure parking, with further potential for use as a workshop or hobby space. The enclosed, west-facing rear garden is predominantly laid to lawn and complemented by mature shrubs, creating an attractive and private outdoor space to enjoy throughout the warmer months. Its westerly aspect is particularly appealing for those who enjoy afternoon and evening sunshine, making it an ideal setting for outdoor dining, entertaining or simply relaxing.

Situated in the popular village of Cawood, the property benefits from a village setting with a range of local amenities and a welcoming community atmosphere, while the surrounding North Yorkshire countryside offers opportunities for walking and outdoor pursuits. The nearby market town of Selby provides a wider selection of shops, supermarkets, schools and leisure facilities, while Selby railway station offers rail connections towards York, Leeds and beyond. Road links also provide access to the wider region, making the property a practical choice for commuters seeking a balance between village living and convenient access to nearby towns and employment centres.

GROUND FLOOR ACCOMMODATION

Hall

Ground Floor w.c

4'11" x 3'0" (1.50m x 0.92m)

Lounge

23'11" x 11'4" (7.30m x 3.47m)

Kitchen/ Dining Room

23'4" x 14'3" (7.13m x 4.35m)

Utility

6'1" x 6'0" (1.87m x 1.85m)

Bedroom Three

12'0" x 9'10" (3.68m x 3.02m)

FIRST FLOOR ACCOMMODATION

Bedroom One

14'7" x 11'5" (4.46m x 3.49m)

En-Suite

5'4" x 5'3" (1.65m x 1.61m)

Bedroom Two

11'4" x 10'11" (3.46m x 3.34m)

Bedroom Four

11'4" x 8'4" (3.46m x 2.56m)

Bedroom Five

9'1" x 7'4" (2.77m x 2.26m)

Bathroom

6'0" x 5'4" (1.83m x 1.65m)

EXTERIOR

Garage

17'5" x 17'1" (5.31m x 5.23m)

Front

Enclosed walled garden with pedestrian gate and pathway leading to the front door.

Rear

Double garage and gated driveway with access from the side of the house, fully enclosed and mostly laid to lawn with mature shrubs.

DIRECTIONS

Leave Selby via Millgate/Wistow Road and follow the B1223 into the village of Cawood. Once in Cawood follow the road onto Wistowgate. At the mini roundabout, take a right onto Thorpe Lane and the property can be clearly identified by our Park Row Properties 'For Sale' board.

AGENT NOTE

Some marketing materials for this property (including photographs and descriptions) may have been enhanced using AI for illustrative purposes only. These do not alter the property's actual condition or features. Please arrange a viewing and verify all details independently.

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.

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.

TENURE, LOCAL AUTHORITY AND TAX BANDING

Tenure: Freehold

Local Authority: North Yorkshire County Council

Tax Banding: E

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: Metered 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.

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 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.

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

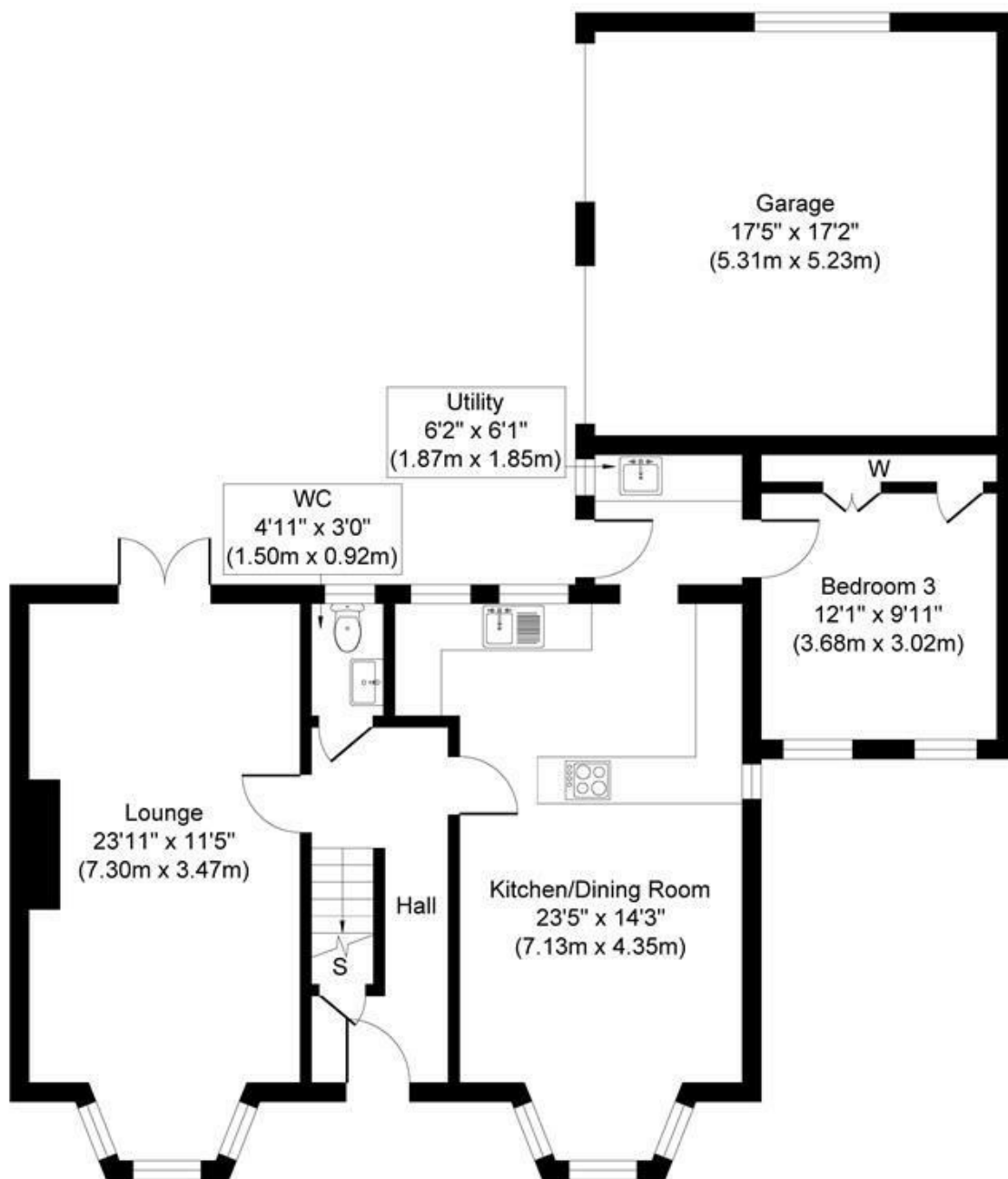
TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES ON:

SELBY - 01757 241124

GOOLE - 01405 761199

SHERBURN IN ELMET - 01977 681122

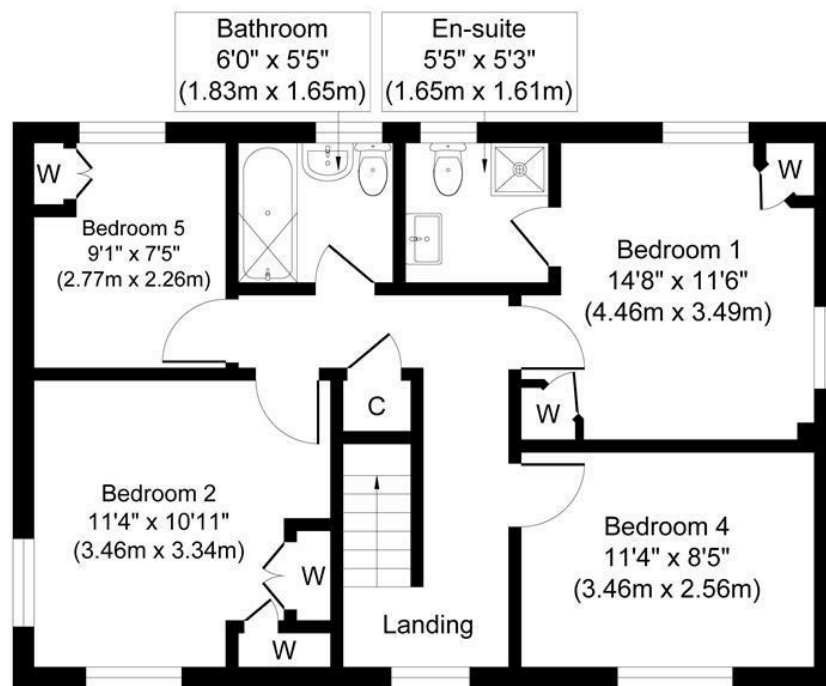
PONTEFRAC/CASTLEFORD - 01977 791133



Ground Floor
Approximate Floor Area
1131 sq. ft
(105.03 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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