

# Park Row

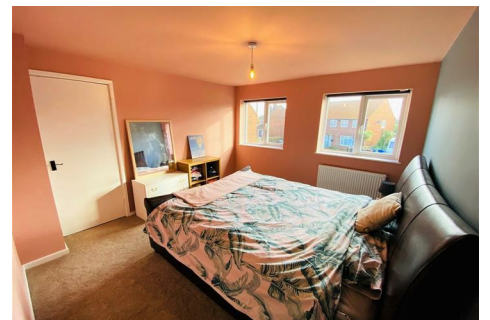


**Castle Close, Cawood, Selby, YO8 3SY**

**Offers Over £190,000**



**\*\*NO UPWARD CHAIN \*\* DESIRABLE VILLAGE LOCATION \*\*** This property is situated in the historic village of Cawood with excellent access to both Selby and York. The property itself briefly comprises: Hallway, Lounge, Kitchen, Inner Hall, Ground Floor W.C, Rear Hall/Boot Room and Utility Room. To the First Floor are three bedrooms, Shower Room and W.C. Externally, the property has Front and Rear Gardens. **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'**

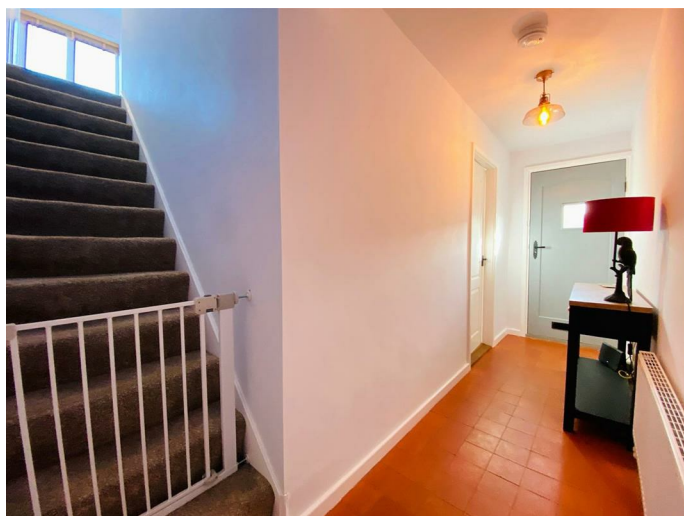


## Ground Floor Accommodation - Entrance

Hardwood timber door leading into:

### Hallway

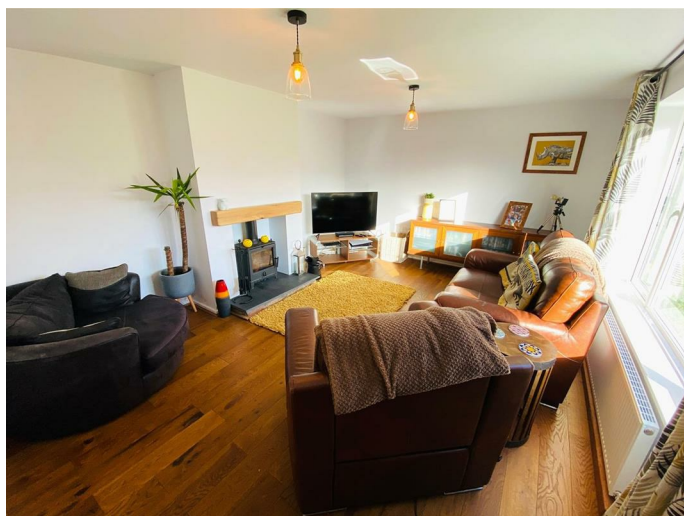
14'0" x 3'9" (4.29m x 1.16m)



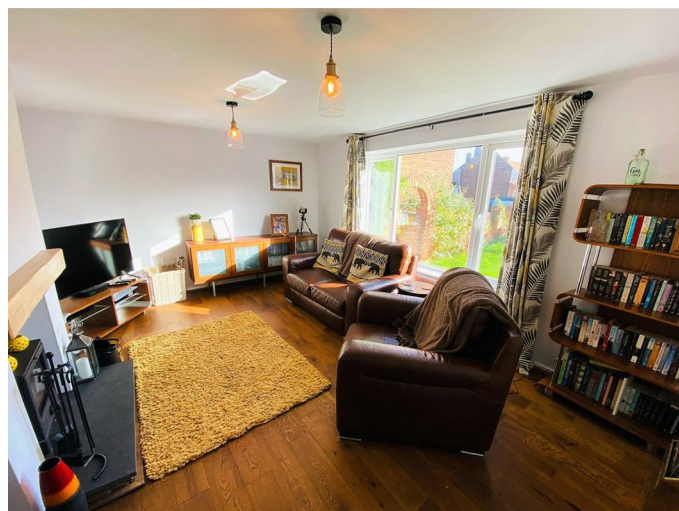
Traditional quarry tiled flooring, central heating radiator and telephone point. Stairs leading to First Floor Accommodation and doors leading off.

### Lounge

15'11" x 12'3" (4.86m x 3.75m)



Multi-fuel burner set into fireplace with timber mantel and slate hearth. UPVC double glazed window to the front elevation, central heating radiator, wood flooring, television and telephone points.



### Kitchen

13'1" x 8'2" (4.01m x 2.50m)



Range of base units with wood grain effect doors and brushed chrome 'T' bar handles. One and a half bowl stainless steel sink and drainer with chrome mixer tap over set into granite effect laminate work surface with partial brick tiled splashback. Integrated appliances include: brushed steel 'Siemens' double electric oven, AEG four ring induction ceramic hob and 'Siemens' dishwasher. Quarry tiled flooring, central heating radiator and under stairs storage cupboard. UPVC double glazed window to the rear elevation giving views over garden. Aperture flowing through into:



### Inner Hall

4'10" x 2'7" (1.49m x 0.81m)

Doors leading off.

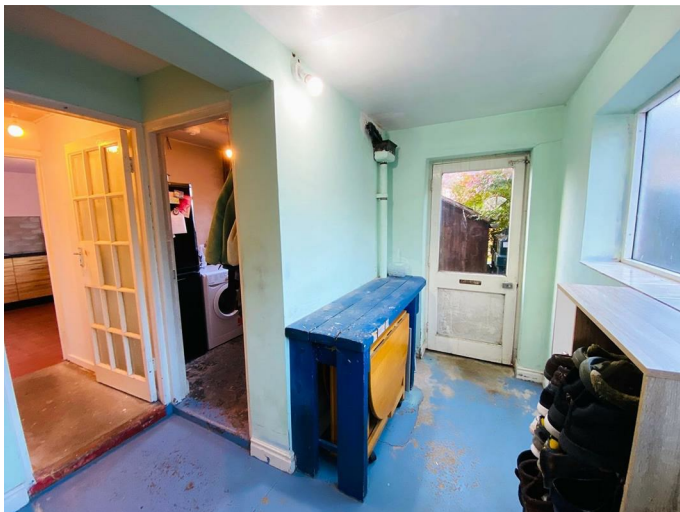
### Groundfloor W.C

4'9" x 2'7" (1.47m x 0.81m)

White low flush w.c with chrome fittings. Single glazed frosted window to the rear elevation.

### Rear Hall/Boot Room

14'5" x 8'6" (4.40m x 2.60m)



Two hardwood timber panel doors; one to the front elevation and the other to the rear elevation with top section having single glazed panel. UPVC single glazed window to the side elevation and door leading into:

### Utility Room

6'4" x 5'0" (1.94m x 1.53m)

Single glazed window to the rear elevation, plumbing for washing machine and 'Worcester Bosch' oil central heating boiler.

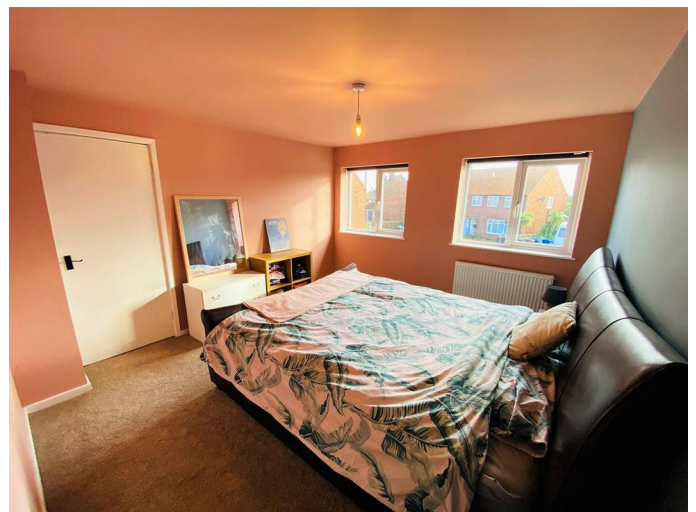
## First Floor Accommodation - Landing



UPVC double glazed window to the side elevation, loft access and storage cupboard. Aperture leading into Bedroom Three and doors leading off.

### Bedroom One

12'4" x 11'5" (3.77m x 3.49m)



Aperture flowing through into over stairs built in wardrobe. UPVC double glazed windows to the front elevation and central heating radiator.



### Bedroom Three

8'1" x 8'1" (2.48m x 2.47m)



UPVC double glazed window to the front elevation and central heating radiator.

### Bedroom Two

14'5" x 8'1" (4.40m x 2.48m)



UPVC double glazed windows to the rear elevation and central heating radiator.



### Shower Room

8'0" x 5'1" (2.45m x 1.55m)



Wet room with white and chrome shower and pedestal wash hand basin with chrome taps over. UPVC double glazed frosted window to the rear elevation, extractor fan and central heating radiator.

## W.C

5'2" x 2'7" (1.58m x 0.81m)



White low flush w.c with chrome fittings. UPVC double glazed frosted window to the side elevation. The room is tiled to mid height.

## Exterior - Front



Storm porch and pathway running along the front. The front garden is predominantly laid to lawn with herbaceous borders and boundaries defined by brick wall. Outside halogen floodlight on PIR sensor. Arched aperture flowing through onto shared pathway leading to pedestrian footpath. This also leads down the side of the property past Rear Hall/Boot Room and halogen floodlight on PIR sensor. Hardstanding area.

## Rear



Halogen floodlight on PIR sensor. Stone and concrete flagged patio area. Two sections of lawned garden with pathway leading to the bottom. The Rear is fully enclosed with brick wall, block wall and trellising. Timber shed with timber pedestrian access door.



## Directions

Leave Selby via Millgate/Wistow Road and follow the B1223 into the village of Cawood. Turn right onto Thorpe Lane and take a left at the Crossroads. Take a right onto Wolsey Avenue and then left onto Castle Close where the property can be clearly identified by a Park Row 'For Sale' board.

## Tenure

Freehold

## Council and Tax Banding

Council: Selby District Council

Tax Banding: B

## COUNCIL TAX BANDING AND TENURE

Please note: The Council Tax Banding and Tenure 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 & 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:

GOOLE - 01405 761199

SELBY - 01757 241124

SHERBURN IN ELMET - 01977 681122

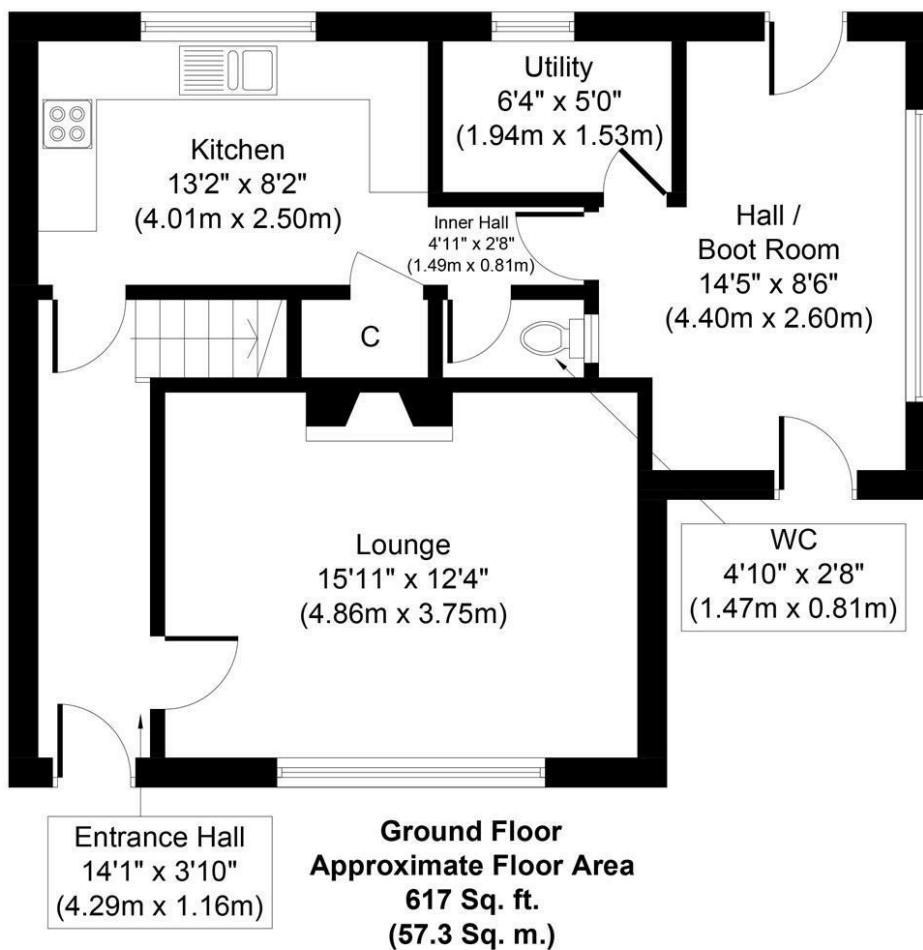
PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

## VIEWINGS

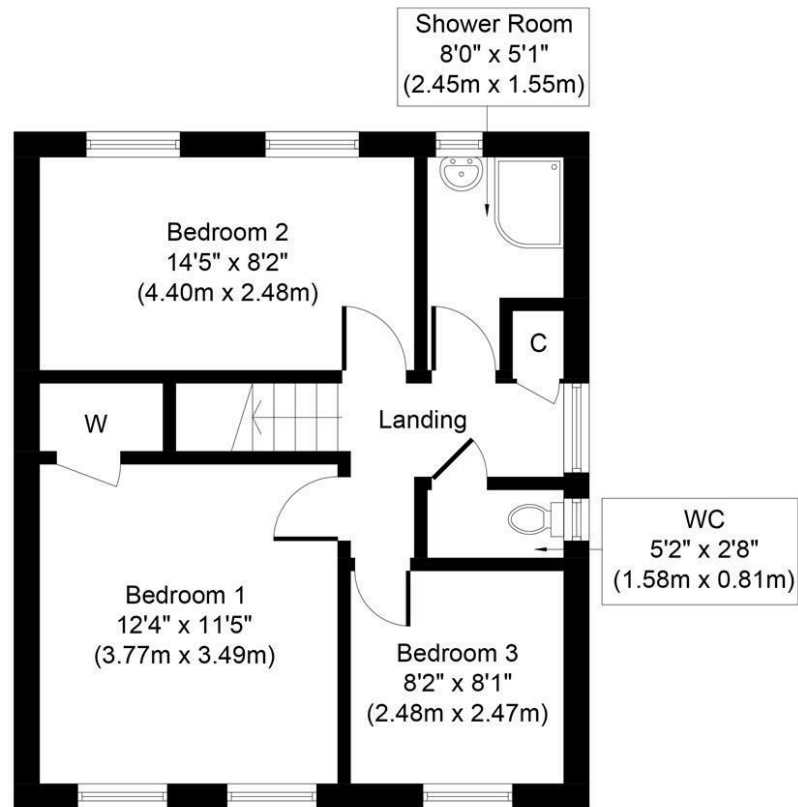
Strictly by appointment with the sole agents.

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.



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**  
**487 Sq. ft.**  
**(45.2 Sq. m.)**

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