

Park Row



Sherburn Street, Cawood, Selby, YO8 3SS

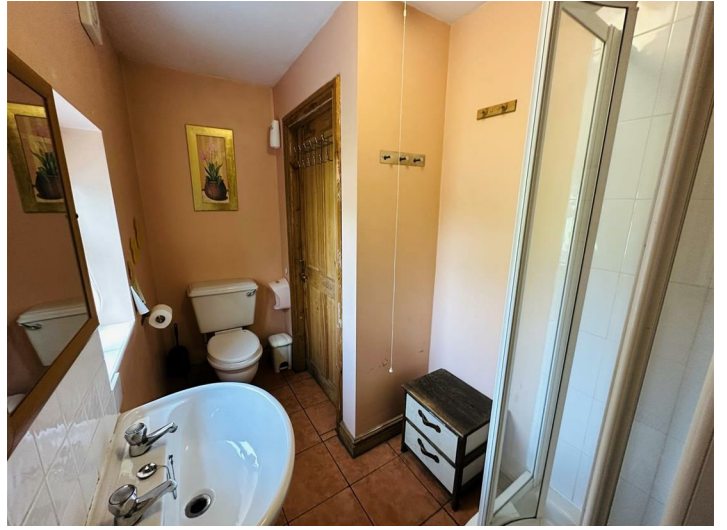
Offers Over £325,000



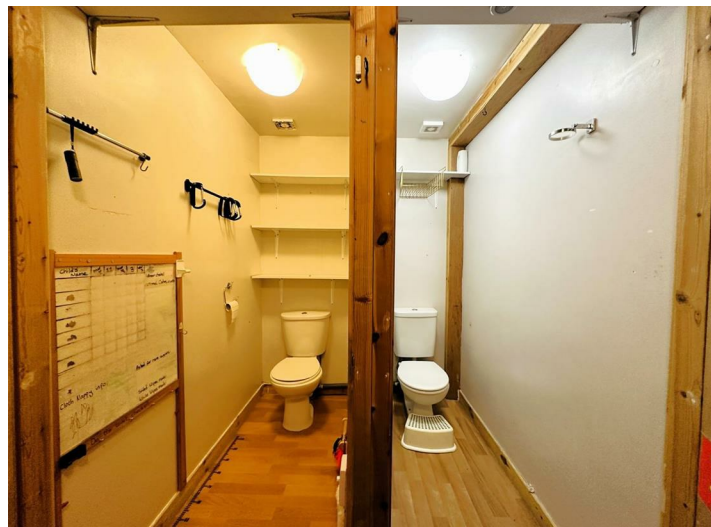
****TRADITIONAL FEATURES**UTILITY ROOM**VIEWS OVER FIELDS**** Situated in the sought after village of Cawood steeped in history dating back to the 1500s, this end of terrace property briefly comprises: Hall, Lounge, Dining Room, Breakfast Kitchen and Shower Room. To the First Floor are three bedrooms and a Bathroom. Externally, there is off street parking, a two storey outbuilding and a garden. **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'**











PROPERTY OVERVIEW

Situated in the highly sought-after village of Cawood, this charming end-of-terrace property offers an exceptional amount of versatile accommodation, combining character features with flexible living space ideal for modern family life. Rich in traditional charm, the property showcases exposed beams and period features throughout, creating a warm and welcoming atmosphere.

The ground floor comprises an entrance hall, comfortable lounge, separate dining room and a spacious breakfast kitchen, alongside a boiler room, rear hall, shower room, utility room and boot room, offering practicality and excellent day-to-day functionality.

To the first floor are three well-proportioned bedrooms, with the principal bedroom benefitting from a built-in wardrobe, while the remaining two bedrooms each feature useful storage cupboards. A family bathroom completes the first-floor accommodation.

Externally, the property enjoys a rear garden, off-street parking and a substantial two-storey outbuilding. Previously utilised in conjunction with a children's nursery business, this highly adaptable additional space now presents exciting potential for a variety of uses, subject to any necessary consents. Whether utilised as a home office, studio, workshop, hobby space, gym, storage facility or converted ancillary accommodation, it represents a rare opportunity for buyers seeking flexible space to suit evolving lifestyle needs.

Offering character, versatility and excellent potential within a desirable village setting close to York, this is a unique property with far-reaching appeal.

GROUND FLOOR ACCOMMODATION

Hall

3'2" x 3'2" (0.98m x 0.98)

Lounge

23'0" x 12'11" (7.03m x 3.94m)

Dining Room

13'0" x 11'3" (3.98m x 3.45m)

Breakfast Kitchen

12'7" x 8'7" (3.85m x 2.64m)

Boiler Room

9'1" x 8'5" (2.79m x 2.57m)

Rear Hall

12'3" x 4'8" (3.74m x 1.43)

Shower Room

9'7" x 4'11" (2.94m x 1.51m)

Utility Room

6'2" x 5'2" (1.88m x 1.59m)

Boot Room

FIRST FLOOR ACCOMMODATION

Landing

Bedroom One

13'1" x 13'0" (3.99m x 3.97m)

Bedroom Two

13'0" x 11'6" (3.98m x 3.53m)

Bedroom Three

12'11" x 8'7" (3.96m x 2.62m)

Bathroom

10'8" x 8'4" (3.27m x 2.56m)

EXTERIOR

Front

Public footpath.

Rear

Garden, off street parking and two storey out house.

DIRECTIONS

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.

UTILITIES, BROADBAND AND MOBILE COVERAGE

Electricity: Mains

Heating: Oil

Sewerage: Mains

Water: 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.

LOCAL AUTHORITY, TAX BANDING AND TENURE

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.

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.

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

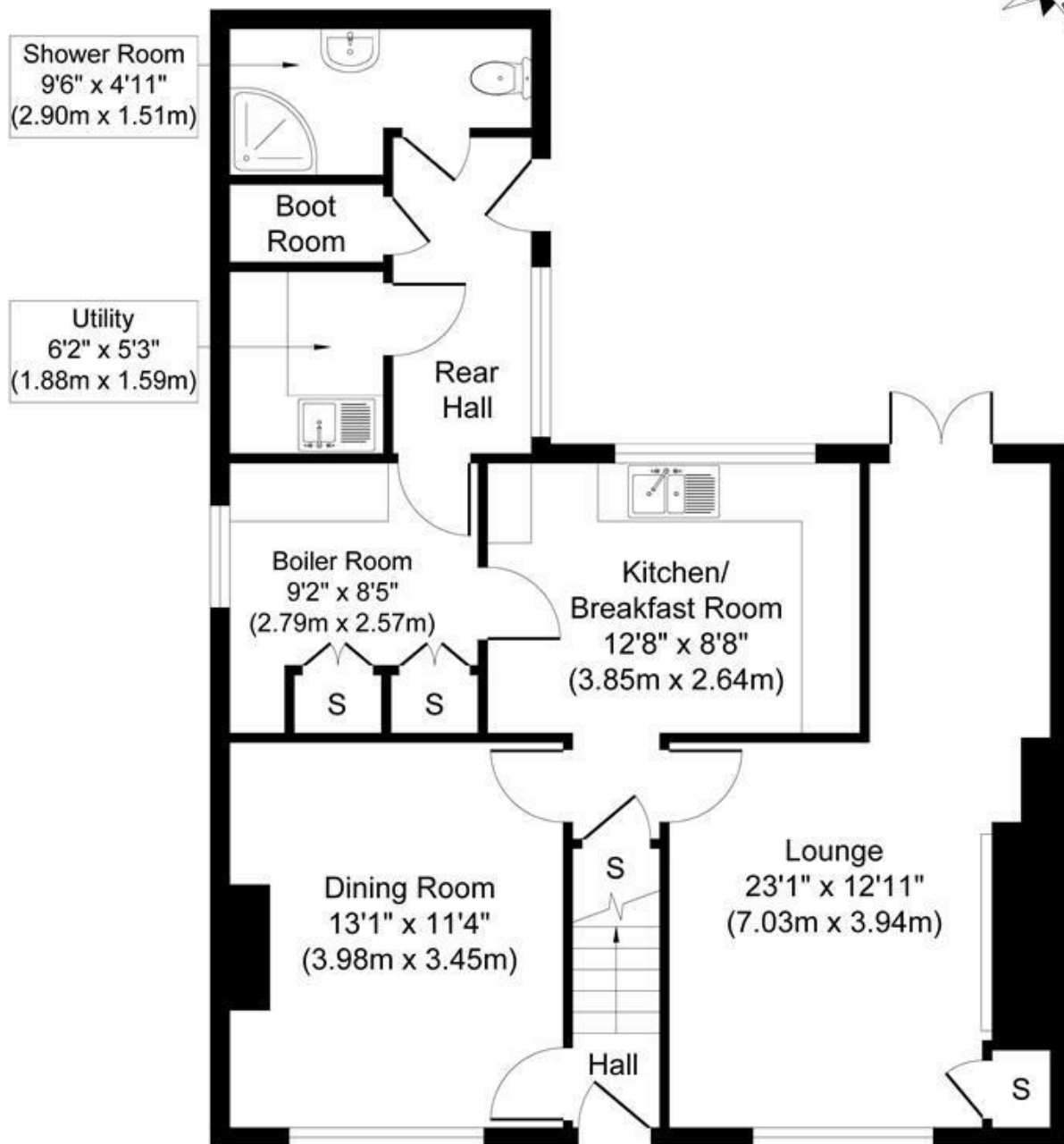
PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

VIEWINGS

Strictly by appointment with the sole agents.

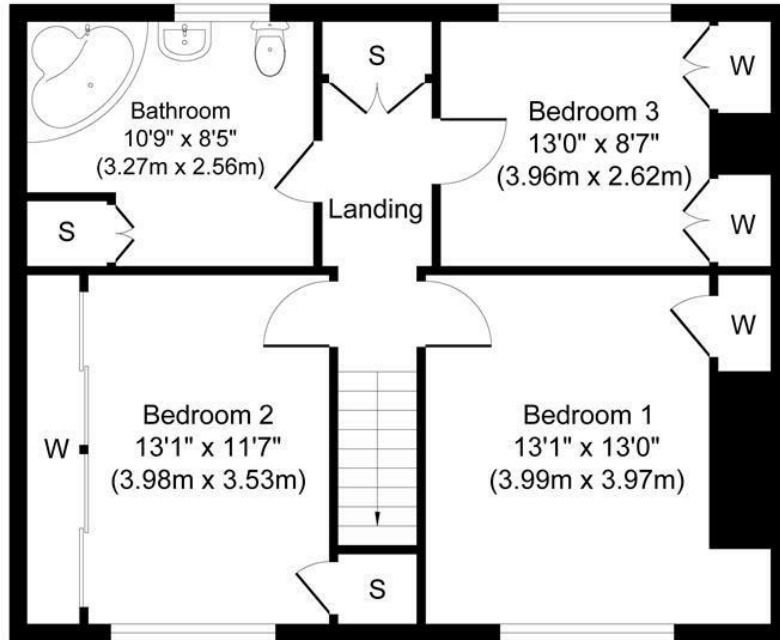
If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.



Ground Floor
Approximate Floor Area
779 sq. ft
(72.33 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
(58.32 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		02-10 A	
81-91 B		11-20 B	
69-80 C		21-30 C	
55-68 D		31-40 D	
49-54 E		41-50 E	
45-48 F		51-60 F	
39-44 G		61-70 G	
Below 39 G		71-80 G	
All energy efficient - higher running costs		All environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC