

# Park Row



**Willow Crest Road, Cawood, Selby, YO8 3WD**

**Offers Over £450,000**



**\*\* HIGH SPECIFICATION PROPERTY \*\* FIVE BEDROOMS \*\* SOUTH FACING GARDEN \*\*** The historical village of Cawood with access links to York, Selby and Tadcaster also boasts of independent local businesses and local primary school. Placed within the exclusive 'Stonebridge' development on the edge of this village, and complete substantial upgrades including: hand painted, upgraded 'Symphony' kitchen with 'Bosch' appliances, 'Villeroy & Boch' fixtures through all Bathrooms and Ensuites and fitted wardrobes. This detached family home briefly comprises: Entrance, Hall, Ground Floor w.c, Lounge, Kitchen Diner and Utility leading into Garage. To the First Floor: five Bedrooms with Ensuite Bathrooms to two Bedrooms and a Family Bathroom. Externally, there are open views and ample off street parking to the Front and a South-Facing garden to the Rear. **VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE STYLE AND QUALITY OF THE FAMILY-SIZE 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

Composite panel effect door with top sections having double glazed frosted panels to the front elevation, leading through into:

### Hall

15'3" x 4'11" (4.66m x 1.50m)

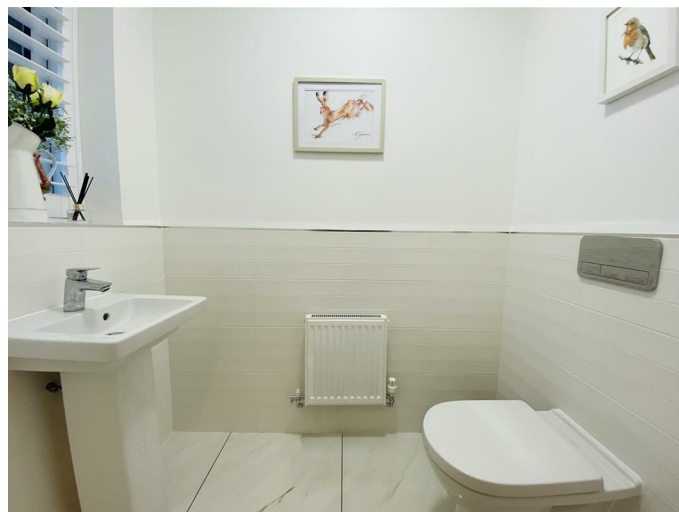


Stairs leading to First Floor Accommodation with balustrade and spindles. Under stairs storage cupboard, tiled flooring, central heating radiator and keypad for intruder alarm. Doors leading off.



### Ground Floor w.c

5'9" x 3'9" (1.76m x 1.16m)



'Villeroy & Boch' suite comprising of white low flush w.c with hidden cistern, chrome controls and is inset to tiled wall. 'Villeroy & Boch' white pedestal wash hand basin with chrome mixer tap over. The room is tiled on all walls to mid height with chrome trim. UPVC double glazed frosted window to the front elevation. Tiled flooring and central heating radiator.

## Lounge

17'5" x 11'6" (5.33m x 3.52m)



UPVC double glazed bay window to the front elevation. Central heating radiators, television and telephone points.



## Kitchen Diner

24'11" x 12'7" (7.60m x 3.84m)



Kitchen section comprises: range of 'Symphony' hand painted, indigo blue fronted, wood grain effect base and wall units in a 'Shaker' style with brushed chrome handles. Underlighting to wall units and plinth lighting. One and a half bowl stainless steel sink with 'Quooker' mixer tap over inset to granite worksurface with matching upstand and breakfast bar area. Integrated 'Bosch' appliances include: four ring induction hob, brushed steel and glass electric extractor fan benefitting from downlighting, twin electric ovens. Further integrated appliances include: twin microwaves, twin warming drawers, fridge-freezer, wine cooler and dishwasher. UPVC double glazed window to the rear elevation giving views over garden and fields beyond.

The dining section comprises: UPVC bifold doors to the rear elevation leading to patio and garden areas and central heating radiators.

Tiled flooring running throughout the whole space. Door leading into:







## Utility

12'2" x 5'8" (3.73m x 1.74m)



Range of hand painted 'Symphony' base and wall units flowing from the Kitchen. Single bowl stainless steel sink with chrome mixer tap over inset to granite worksurface with matching upstand. Composite panel effect door with top section having double glazed frosted glass to the rear elevation. Plumbing for washing machine, central heating radiator, tiled flooring and extractor fan. Door leading through into:

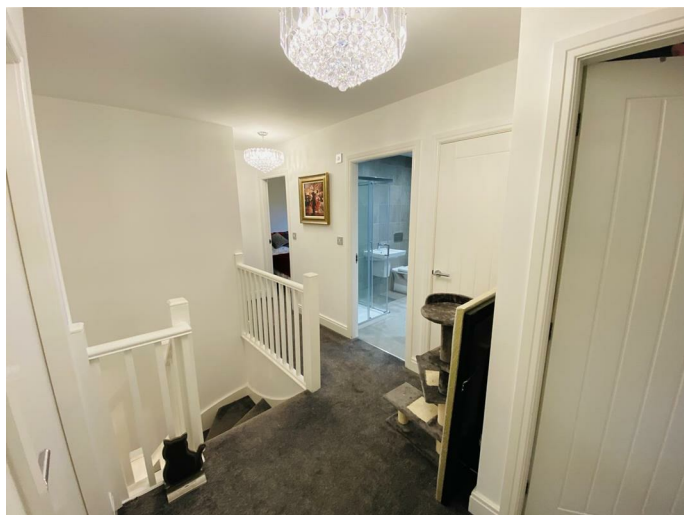
## Garage

17'10" x 8'11" (5.44m x 2.74m)

'Up and over' door, central heating boiler location with power and lighting.

## FIRST FLOOR ACCOMMODATION

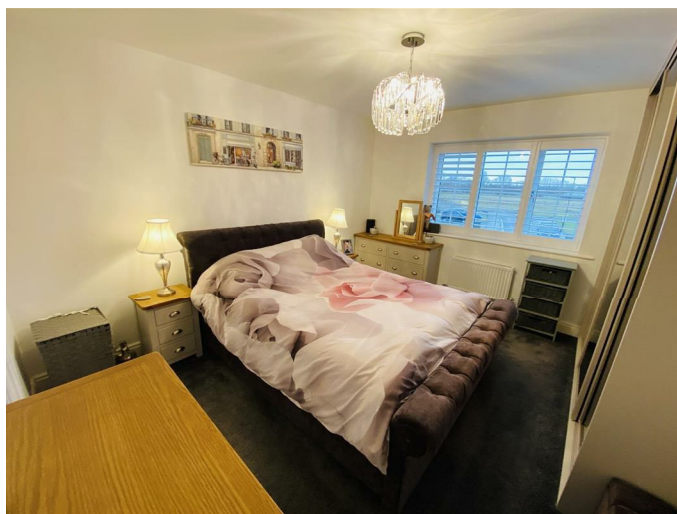
### Landing



Loft access, further balustrade and spindles. Cupboard housing pressurised hot water cylinders and doors leading off.

## Bedroom One

12'7" x 11'5" (3.86m x 3.49m)



Range of fitted wardrobes with white trimmed sliding doors and full length mirrored fronts. UPVC double glazed window to the front elevation. Central heating radiator, television and telephone points. Door leading through into:





### Bedroom One En-suite

8'0" x 3'10" (2.46m x 1.17m)



Shower cubicle with chrome trimmed shower doors, chrome shower over and chrome inset controls. White low flush 'Villeroy & Boch' w.c with hidden cistern, chrome controls and is inset to tiled wall. Further 'Villeroy & Boch' floating wash hand basin with chrome mixer tap over. UPVC double glazed frosted window to the side elevation. The room is tiled in marble. on all walls to ceiling height and includes the floor. Wall mounted chrome heated towel rail and extractor fan.



### Bedroom Two

14'4" x 9'7" (4.39m x 2.94m)



Range of fitted wardrobes with white trimmed sliding doors and full length mirrored fronts. UPVC double glazed window to the front elevation. Central heating radiator and door leading through into:



### Bedroom Two En-suite

5'9" x 5'8" (1.77m x 1.74m)



Shower cubicle with chrome trimmed shower doors, chrome shower over and chrome inset controls. White low flush 'Villeroy & Boch' w.c with hidden cistern, chrome controls and is inset to tiled wall. Further 'Villeroy & Boch' floating wash hand basin with chrome mixer tap over. UPVC double glazed frosted window to the side elevation. The room is tiled in marble on all walls to ceiling height and includes the floor. Wall mounted chrome heated towel rail and extractor fan.

### Bedroom Three

11'5" x 10'7" (3.48m x 3.23m)



Range of fitted wardrobes with grey trimmed sliding doors and full length mirrored fronts. UPVC double glazed window to the rear elevation and central heating radiator.



### Bedroom Four

9'6" x 9'4" (2.92m x 2.85m)

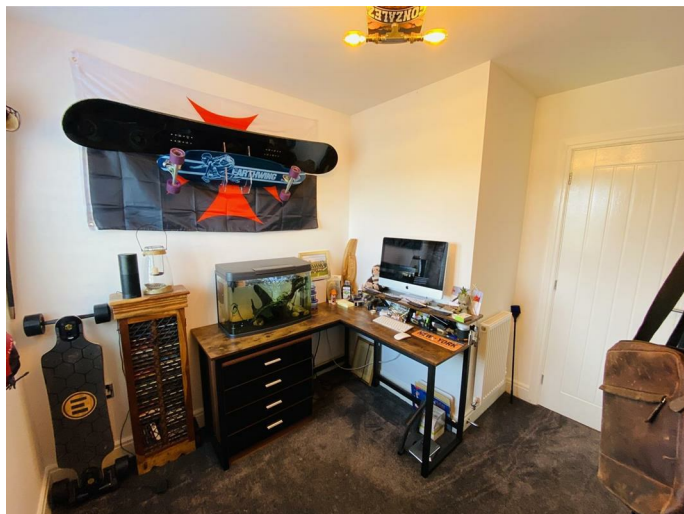


UPVC double glazed window to the rear elevation. Alcove wardrobe and storage area and central heating radiator.

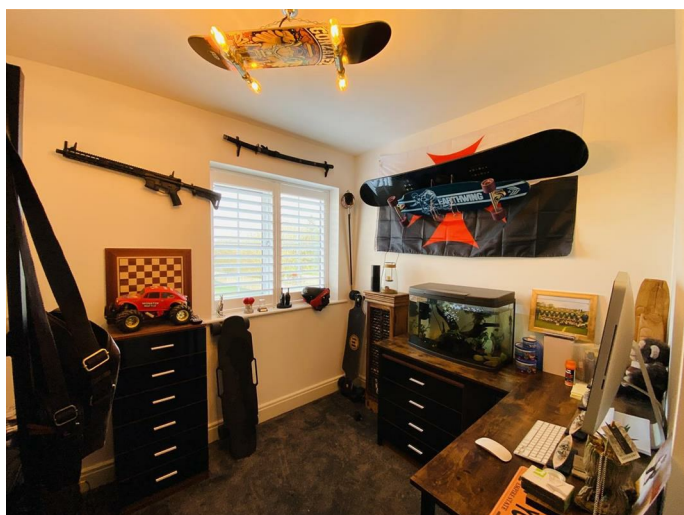


### Bedroom Five

9'9" x 8'1" (2.98m x 2.48m)



UPVC double glazed window to the front elevation. Central heating radiator, television and telephone points.



### Bathroom

8'9" x 7'9" (2.68m x 2.37m)



White panelled 'Villeroy & Boch' bath with chrome mixer tap over and incorporating chrome shower attachment. Shower cubicle with chrome trimmed shower doors, chrome shower over and chrome inset controls. White low flush 'Villeroy & Boch' w.c with hidden cistern, chrome controls and is inset to tiled wall. Further 'Villeroy & Boch' floating wash hand basin with chrome mixer tap over. UPVC double glazed frosted window to the side elevation. The room is tiled on all walls to ceiling height. Tiled flooring, wall mounted chrome heated towel rail and extractor fan.



### EXTERIOR



## Front



Storm porch with inset lighting. Tarmacked driveway providing turning circle and off street parking. Outside lamps and outside charging point. 'L' shaped garden which is predominantly laid to lawn with herbaceous borders and onward communal grassed area. Timber pedestrian access gate leading with side pathway to the rear.



## Rear



Flagged hardstanding, Indian stone patio area, outside lamps and taps. Garden area which is predominantly laid to lawn. Further flagged patio areas with timber pergola to the bottom of the garden. The rear is fully enclosed with timber fence and trellising.







## Tenure

Freehold

## Directions

From our Selby office, turn right to head down Finkle Street onto Micklegate/B1223. Turn left to stay on Micklegate/B1223 and at the roundabout, take the 2nd exit onto Millgate/B1223. Continue onto Bondgate/B1223 and then onto Wistow Road/B1223. Slight left onto Sherburn Road and then turn right onto Broad Lane. Turn left onto Long Lane and then turn right onto Bishopdyke Road/B1222. Turn left onto Wolsey Avenue and then continue onto Windsor Crest Close where the property can be clearly identified by our Park Row Properties 'For Sale' board.

## Council Tax

Local Authority: Selby  
Band: E

## TENURE AND COUNCIL TAX BANDING

Please note: The Tenure and Council 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.

## 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.

## Viewing

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

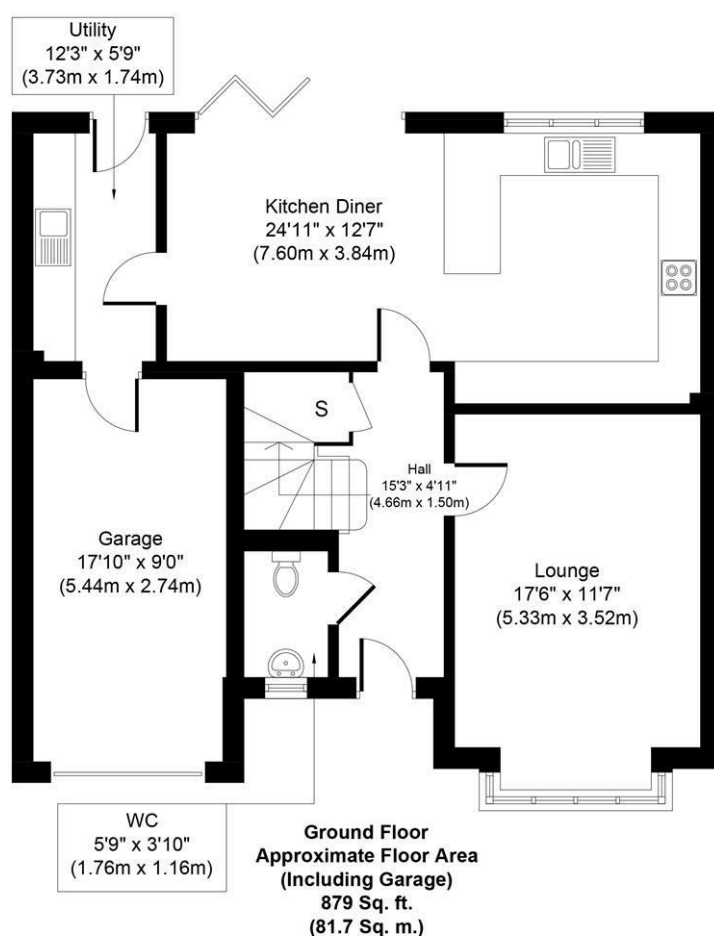
GOOLE - 01405 761199





SHERBURN IN ELMET - 01977 681122  
PONTEFRACT - 01977 791133  
CASTLEFORD - 01977 558480

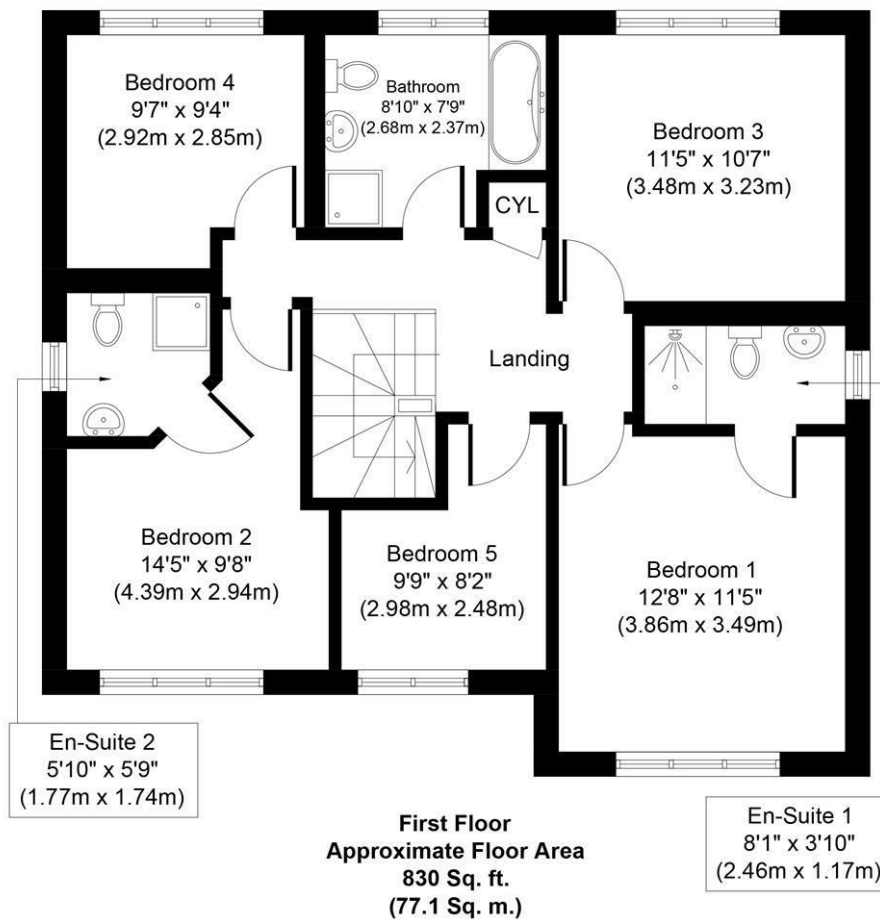




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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