

Park Row



Wistowgate, Cawood, Selby, YO8 3SH

Offers Over £160,000



****NO ONWARD CHAIN** IDEAL FOR FIRST TIME BUYERS**** Situated in the Village of Cawood, this semi-detached property briefly comprises: Lounge, Kitchen/ Diner, Bathroom. To the first floor are two Bedrooms. Externally, the property benefits from a north-east facing rear garden with an outbuilding. **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

This semi-detached property in the sought-after village of Cawood is offered to the market with no onward chain, making it an excellent opportunity for first-time buyers, downsizers, or investors looking for a straightforward purchase.

The ground floor features a bright and welcoming lounge, complete with a feature fireplace that's functional for additional cosiness and warmth. To the rear of the property is a kitchen diner, providing plenty of space for both cooking and entertaining. A rear hall leads to a ground floor bathroom and also conveniently out to the garden. Upstairs, the first floor offers two bedrooms, both benefitting from fitted wardrobes, providing useful built-in storage while maintaining comfortable living space.

Externally, the property enjoys a low-maintenance north-east facing rear garden, ideal for relaxing or outdoor dining, along with an outbuilding offering additional storage or potential for a hobby space.

Situated in the popular village of Cawood, the property benefits from a welcoming community atmosphere along with a range of local amenities including shops, pubs, a primary school, and scenic riverside walks. The village is well positioned for access to Selby, York, and surrounding commuter routes, making it a convenient yet peaceful place to call home.

GROUND FLOOR ACCOMMODATION

Lounge

13'0" x 12'0" (3.97m x 3.66m)

Kitchen/ Diner

13'1" x 8'0" (3.99m x 2.44m)

Bathroom

5'10" x 5'9" (1.80m x 1.76m)

FIRST FLOOR ACCOMMODATION

Bedroom One

13'1" x 12'0" (4.01m x 3.67m)

Bedroom Two

10'2" x 8'0" (3.10m x 2.44m)

EXTERIOR

Front

Leading onto public footpath.

Rear

Low Maintenance Garden with Outbuilding.

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 identified on the right hand side.

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: B

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: Electric Room Heaters

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.

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

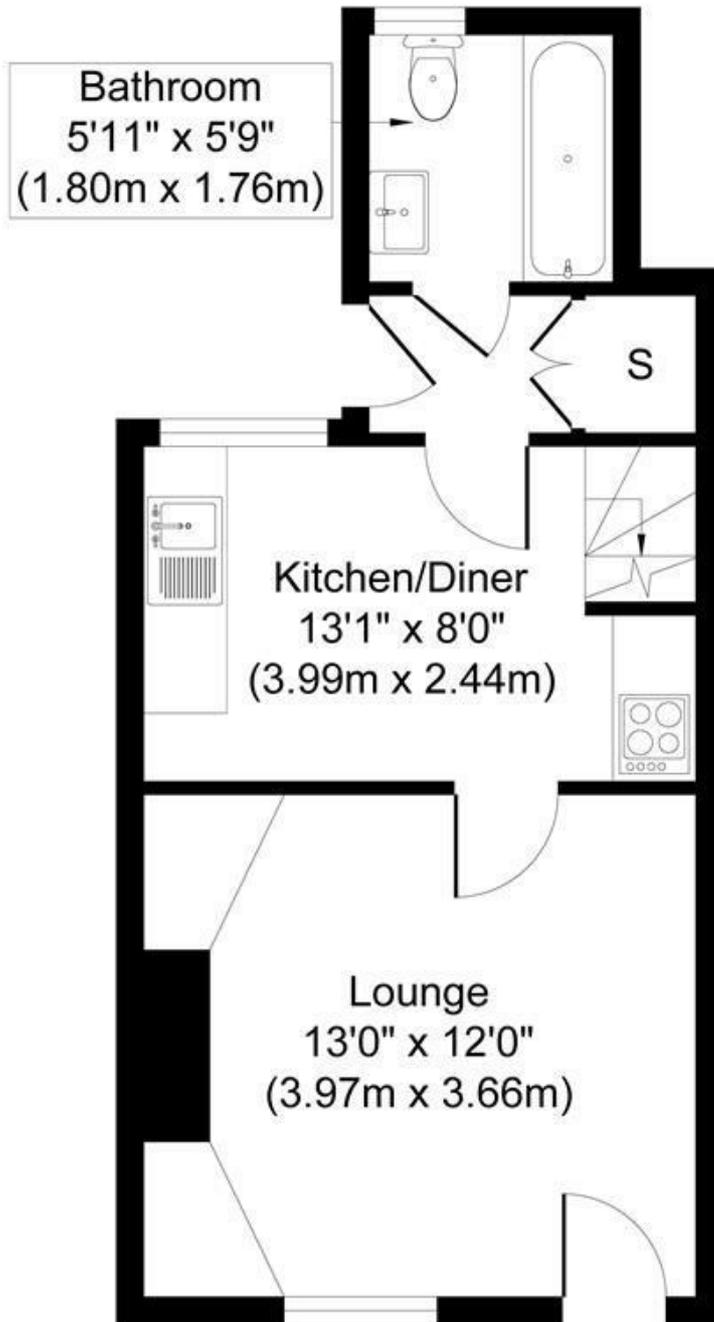
GOOLE - 01405 761199

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

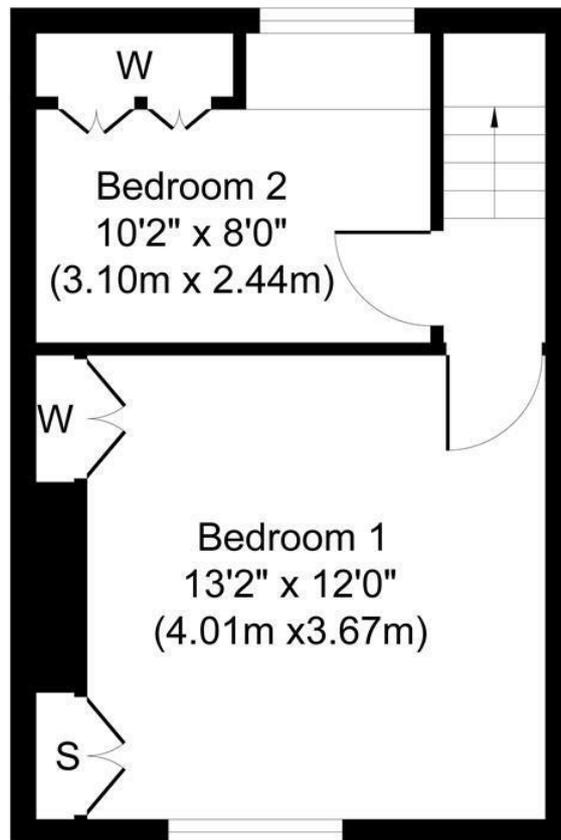




Ground Floor
Approximate Floor Area
330 sq. ft
(30.67 sq. m)

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
266 sq. ft
(24.73 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		35-50 D	
49-54 E		51-60 E	
45-48 F		61-70 F	
39-44 G		81-100 G	
Below 39		Below 81	
All energy efficient - higher ranking score		All environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC