

# Park Row



**Windsor Close, Cawood, YO8 3WE**

**Offers Over £550,000**



**\*\* OPEN VIEWS OVER COUNTRYSIDE \*\* INTEGRAL GARAGE \*\*** Situated in the highly sought-after village of Cawood, this beautifully presented family home briefly comprises: Hall, Ground Floor w.c, Lounge, Kitchen Diner and Utility Room. To the First Floor: Landing, five bedrooms with two benefitting from en-suite shower rooms and a further family bathroom. Externally, the property offers off- street parking, integral garage and the secluded rear south-facing garden overlooks fields beyond. **VIEWING 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

Nestled in the picturesque village of Cawood, North Yorkshire, this stunning detached property offers a perfect blend of modern comfort and serene rural living. Situated within a peaceful cul-de-sac, the home boasts uninterrupted views to the rear over expansive open fields, providing a tranquil escape from the hustle and bustle. Cawood has a rich heritage dating back to the Anglo-Saxon era. Once a bustling market town along the navigable River Ouse, Cawood today retains its timeless charm, with a strong sense of community, local amenities, and excellent connectivity—just ten miles south of the historic city of York and 6.5 miles from the market town of Selby with a train station and bus routes.

This spacious family home is meticulously designed for contemporary living, featuring high-quality finishes throughout. The inviting lounge showcases an elegant bay window with fitted shutters, flooding the space with natural light. Stylish LVT herringbone flooring adds a touch of sophistication to many ground floor areas. The heart of the home is the impressive open-plan kitchen-diner, equipped with premium quartz worktops and splashbacks for both style and durability. The kitchen benefits from integrated Bosch appliances, including a dishwasher, fridge freezer, and twin ovens, making it a chef's delight. Bi-fold doors seamlessly open onto a south-west facing rear garden—ideal for enjoying afternoon and evening sun, with al fresco dining on the expansive Indian stone patio. The garden is private, not overlooked, and enhances the sense of seclusion while framing those stunning open field views. Upstairs, five generously sized bedrooms provide ample space for family or guests. Bedrooms One and Two feature fitted wardrobes and luxurious en-suite shower rooms, while all bathrooms are exquisitely fitted with premium 'Villeroy & Boch' units for an elevated, spa-like feel. Practicality is assured with three off-street parking spaces, plus an integral garage offering additional storage or secure vehicle parking. Further enhancing convenience for modern lifestyles, the property includes an electric vehicle charging point. This property represents a rare opportunity to own a slice of history in a village steeped in heritage, combined with exceptional modern amenities and breathtaking surroundings. Perfect for those seeking a peaceful village lifestyle with outstanding connectivity to larger towns and cities.

## GROUND FLOOR ACCOMMODATION

### Hall

15'2" x 5'10" (4.63m x 1.80m)

### Ground Floor w.c

5'10" x 3'9" (1.78m x 1.15m)

### Lounge

17'6" x 11'5" (5.34m x 3.48m)

### Kitchen Diner

24'11" x 12'6" (7.61m x 3.82m)

### Utility

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

## FIRST FLOOR ACCOMMODATION

### Landing

### Bedroom One

12'9" x 11'4" (3.90m x 3.47m)

### En-Suite

8'0" x 4'0" (2.45m x 1.23m)

### Bedroom Two

14'1" x 10'9" (4.30m x 3.28m)

### En-Suite

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

### Bedroom Three

11'3" x 10'6" (3.45m x 3.21m)

### Bedroom Four

9'6" x 9'3" (2.91m x 2.84m)

### Bedroom Five

9'9" x 8'2" (2.99m x 2.49)

### Bathroom

9'1" x 7'9" (2.77m x 2.38m)

## EXTERIOR

### Front

Off street parking for three vehicles and access to electrical vehicle charging point. Access to integral garage with herbaceously planted sections.

### Rear

Indian stone patio area looking out onto garden which is predominantly laid to lawn and gives outstanding views of the fields beyond.

## DIRECTIONS

Leave our Selby office on Finkle Street and turn left at the 'T' junction. At the first mini roundabout turn right which is sign posted Wistow and Cawood. Follow the road through Wistow and into the village Cawood. Turn right onto Thorpe Lane and then left onto the B1222. Finally, take a right onto Wolsey Avenue and continue onto Windsor Close. The property can be clearly identified by a Park Row Properties 'For Sale' board.

## 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: LPG Gas  
Sewerage: Mains  
Water:

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.

### 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.

### 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:

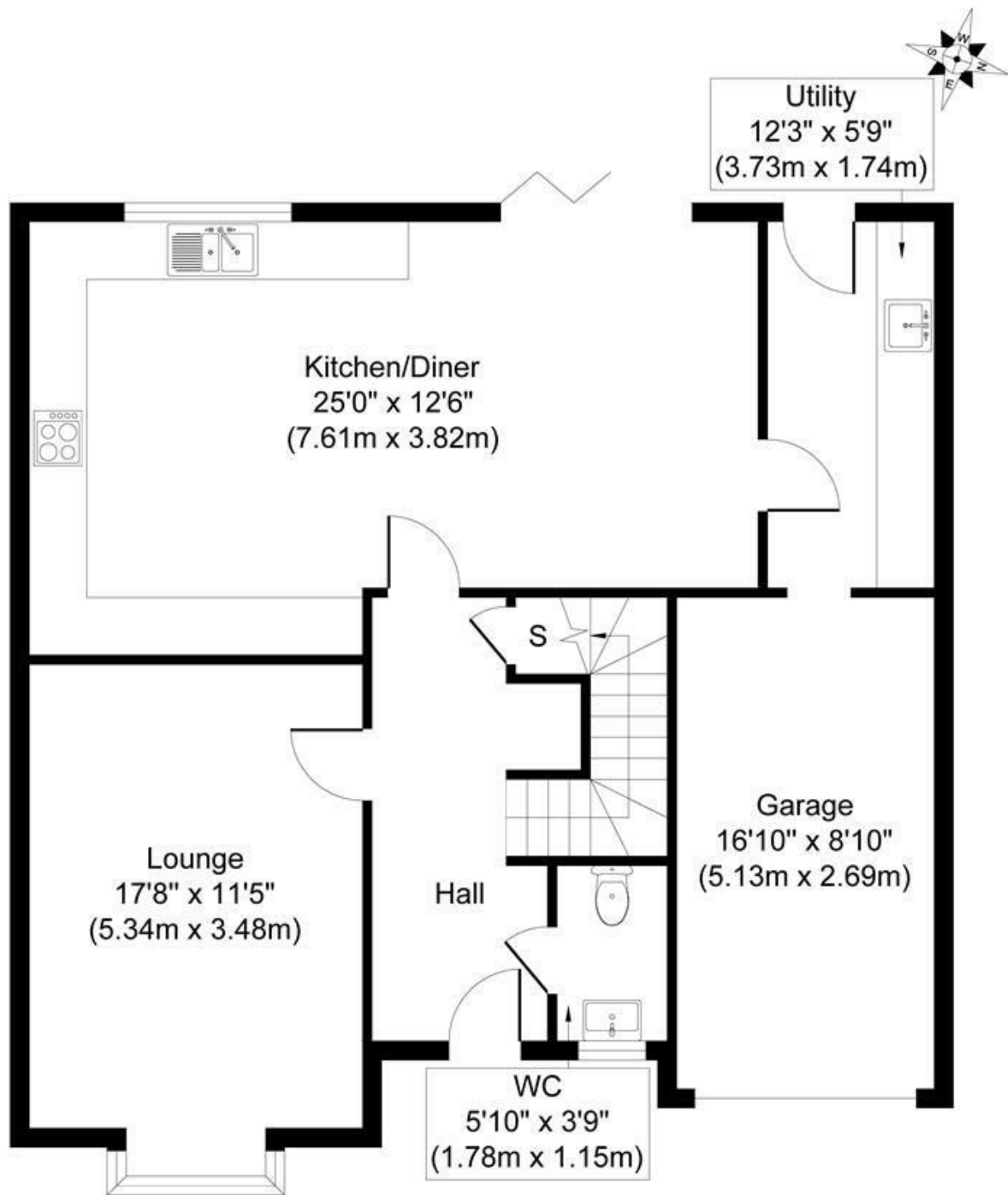
SELBY - 01757 241124  
GOOLE - 01405 761199  
SHERBURN IN ELMET - 01977 681122  
PONTEFRACT - 01977 791133  
CASTLEFORD - 01977 558480

### 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.



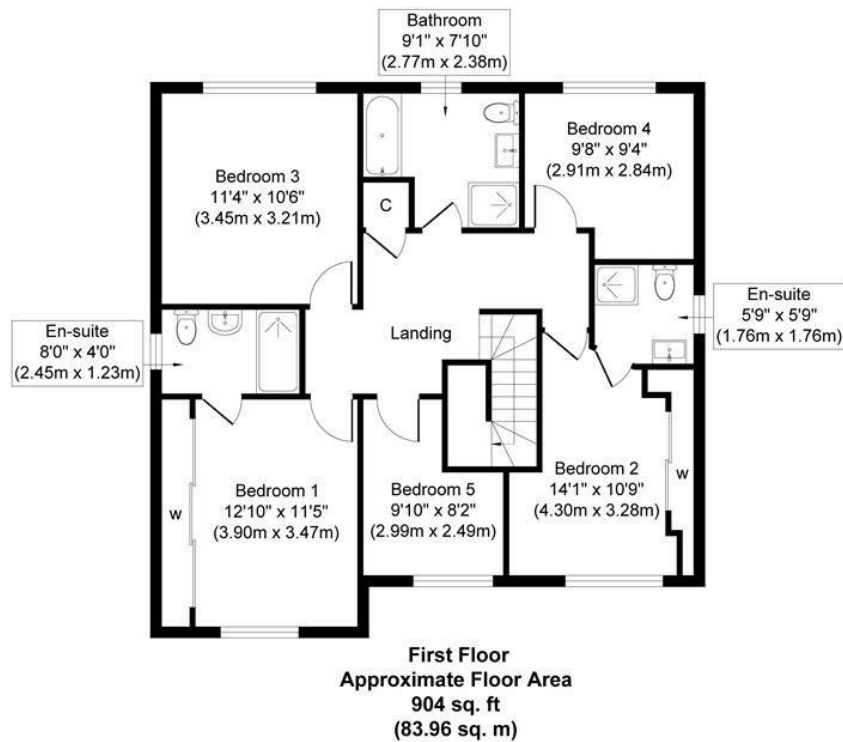


**Ground Floor**  
**Approximate Floor Area**  
**926 sq. ft**  
**(86.03 sq. m)**

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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