Park Rôw



Rythergate, Cawood, Selby, YO8 3TP

Offers Over £450,000

4 1 2 E

** IMPOSING FAMILY HOME ** FINISHED TO A HIGH SPECIFICATION ** Situated in the idyllic village of Cawood, this four bedroom detached property briefly comprises: Hall, Lounge, Dining Room, Kitchen, Boot Room and Utility. To the First Floor, three bedrooms and a Bathroom, whilst the Second Floor offers a further bedroom and Loft Room. Externally, the property benefits from large outbuildings, ample off-street parking for multiple vehicles and enclosed garden, to the rear. 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'.










THE KINFOLK HOME













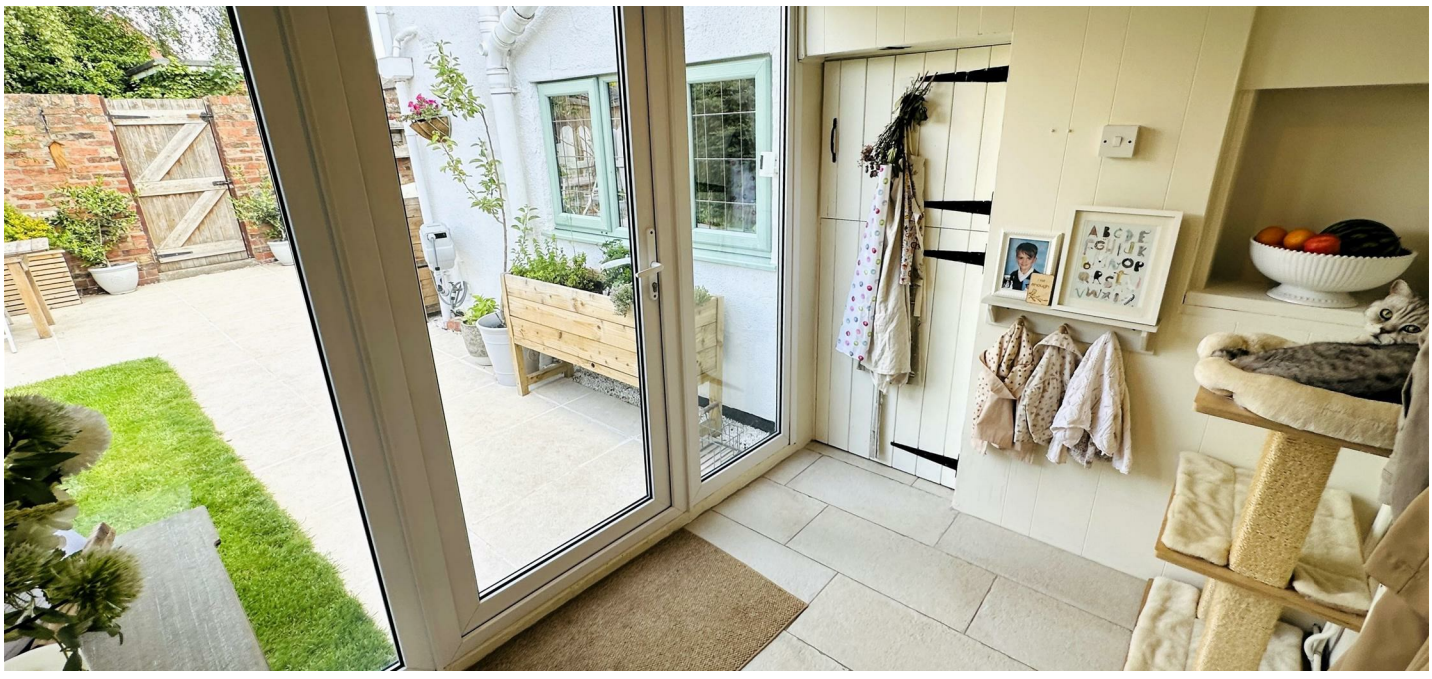































big brother
NICHOLAS












STRIKEWORTH


Sale




THE OLD
BAKERY








Park Row
the Proactive Estate Agent
for Sale
01757 241124







PROPERTY SUMMARY

Situated in the picturesque and historic village of Cawood, this beautifully presented four-bedroom detached home offers spacious and versatile accommodation ideal for family living. The ground floor boasts a welcoming lounge, a separate dining room, and a well-appointed kitchen diner that leads through to a practical boot room and a ground floor WC/utility room. French doors from the boot room open directly onto the rear garden, making it perfect for entertaining and social gatherings. The first floor is fitted with Cormar carpets throughout, and offers three generous bedrooms, with the principal bedroom and a bathroom with under floor heating. The second floor features a further double bedroom and an additional loft room, which comes complete with a pre-installed water pipe, offering excellent potential for a future bathroom installation. Externally, the home enjoys direct access to a pedestrian footpath at the front. A private driveway runs to the side of the property, leading to timber pedestrian gate and secure vehicular access gates with parking to the rear for multiple vehicles. There are also outbuildings located near the parking area which provide great storage or offer potential to be converted into accommodation, subject to the necessary planning permissions. The fully enclosed rear garden is predominantly laid to patio with lawned sections, providing a safe and attractive outdoor space for both relaxation and play. This is a rare opportunity to acquire a spacious family home in one of North Yorkshire's most sought-after villages, with a sustainable electric supply on a feed in tariff from the solar panels. This property combines character, modern living and development potential.

GROUND FLOOR ACCOMMODATION

Hall
14'1" x 6'5" (4.31m x 1.98m)

Lounge
13'10" x 11'10" (4.23m x 3.63m)

Dining Room
14'0" x 14'0" (4.28m x 4.27m)

Kitchen
17'3" x 8'11" (5.27m x 2.74m)

Boot Room
8'8" x 6'2" (2.65m x 1.88m)

Utility
9'5" x 5'6" (2.88m x 1.68m)

FIRST FLOOR ACCOMMODATION

Bedroom One
14'0"x 13'11" (4.27mx 4.26m)

Bedroom Two
13'9" x 11'9" (4.21m x 3.59m)

Bedroom Four
9'6" x 6'2" (2.92m x 1.88m)

Jack & Jill
9'1" x 7'1" (2.79m x 2.18m)

SECOND FLOOR ACCOMMODATION

Bedroom Three
15'4" x 11'8" (4.69m x 3.57m)

Loft Room
22'11" x 13'11" (7.01m x 4.26m)

EXTERIOR

Front
Pedestrian footpath.

Side
Driveway with access to pedestrian access gate and vehicular access gate.

Rear
Fully enclosed, predominantly laid to patio with lawned area. Parking area for multiple vehicles and outbuildings.

Outbuildings
11'5" x 10'5" (3.50m x 3.20m)

11'5" x 9'10" (3.50m x 3.00m)

11'5" x 8'2" (3.50m x 2.50m)

DIRECTIONS

From Selby take the B1223 through Wistow into Cawood. On entering the village proceed along Wistowgate to the roundabout and turn right onto Thorpe Lane. Proceed across the traffic lights in the centre of the village onto Rythergate where the property can be clearly identified by a Park Row Properties 'For Sale' board.

LOCAL AUTHORITY, TAX BANDING AND TENURE

Tenure: Freehold
Local Authority: North Yorkshire Council
Tax Banding: D

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: Solar Panels
Heating: Oil
Sewerage: Mains
Water: Mains

Broadband: Ultrafast
Mobile: 4G

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 & 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.

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

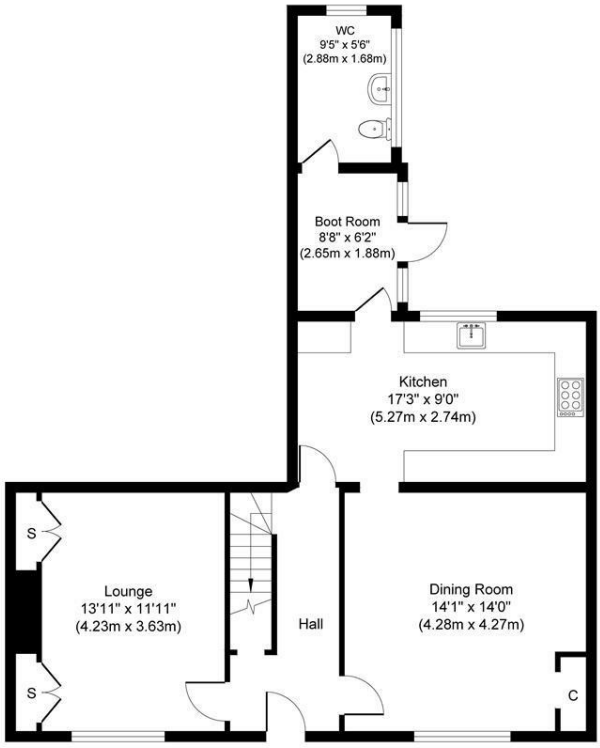
In order to comply with the Estate Agents (Undesirable Practices) Order 1991, Park Row Properties are required to verify "the status of any prospective purchaser... This includes the financial standing of that purchaser and his ability to exchange contracts". To allow us to comply with this order and 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

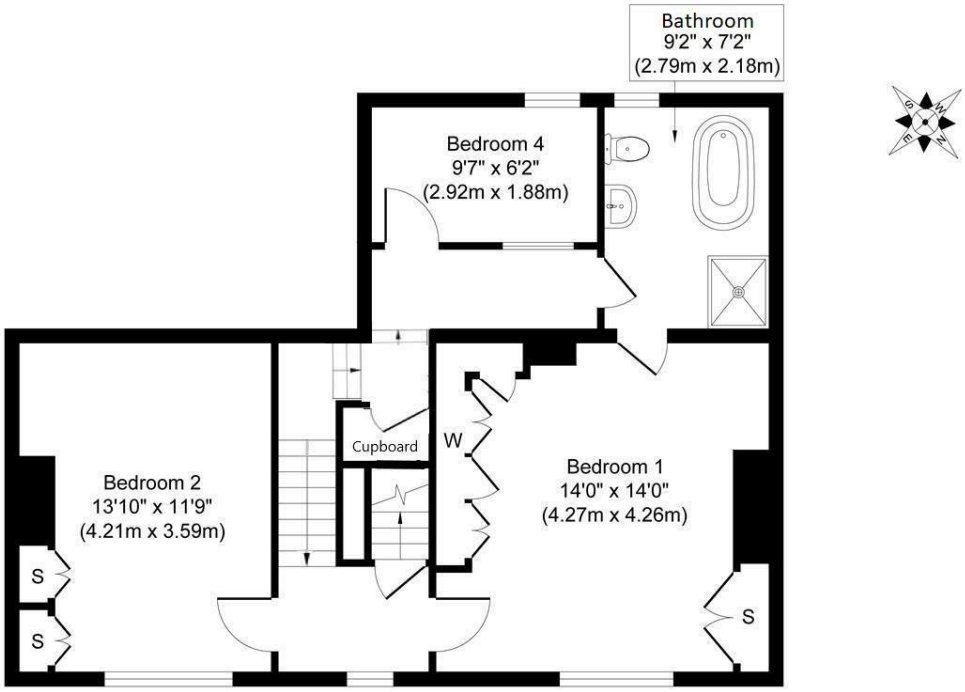
TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES ON:

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



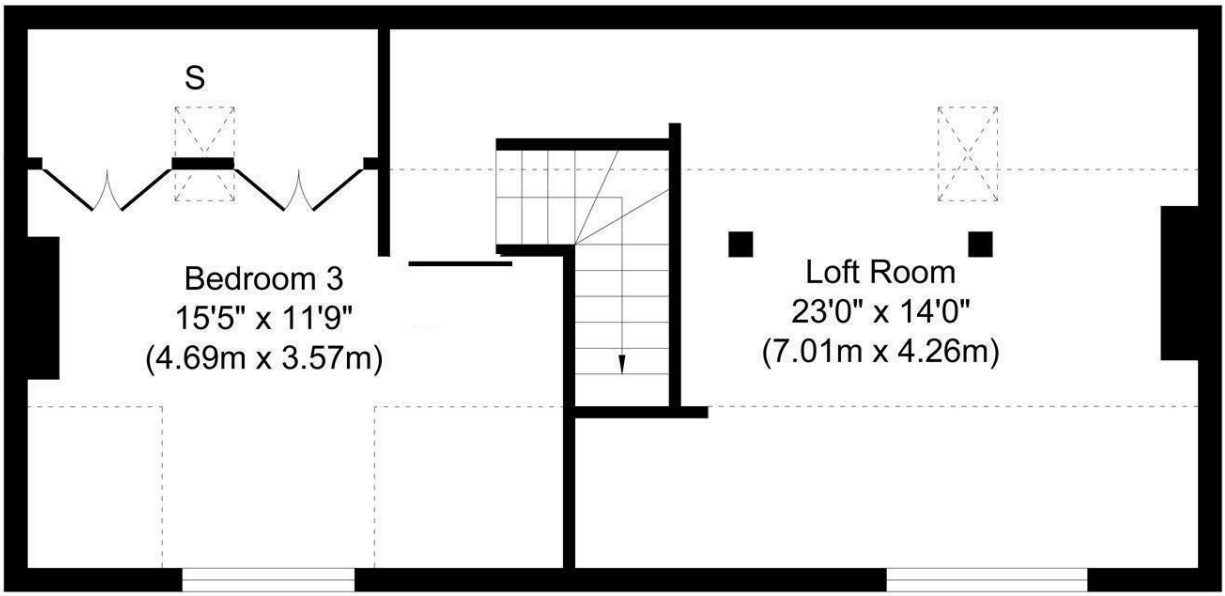
Ground Floor
Approximate Floor Area
852 sq. ft
(79.12 sq. m)

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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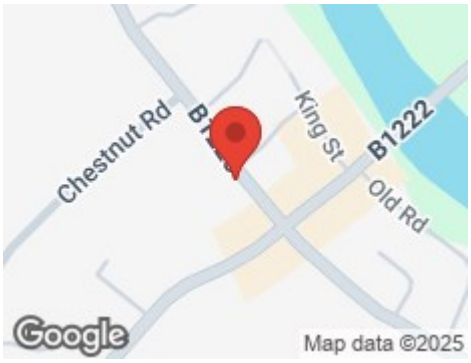
First Floor
Approximate Floor Area
710 sq. ft
(65.97 sq. m)

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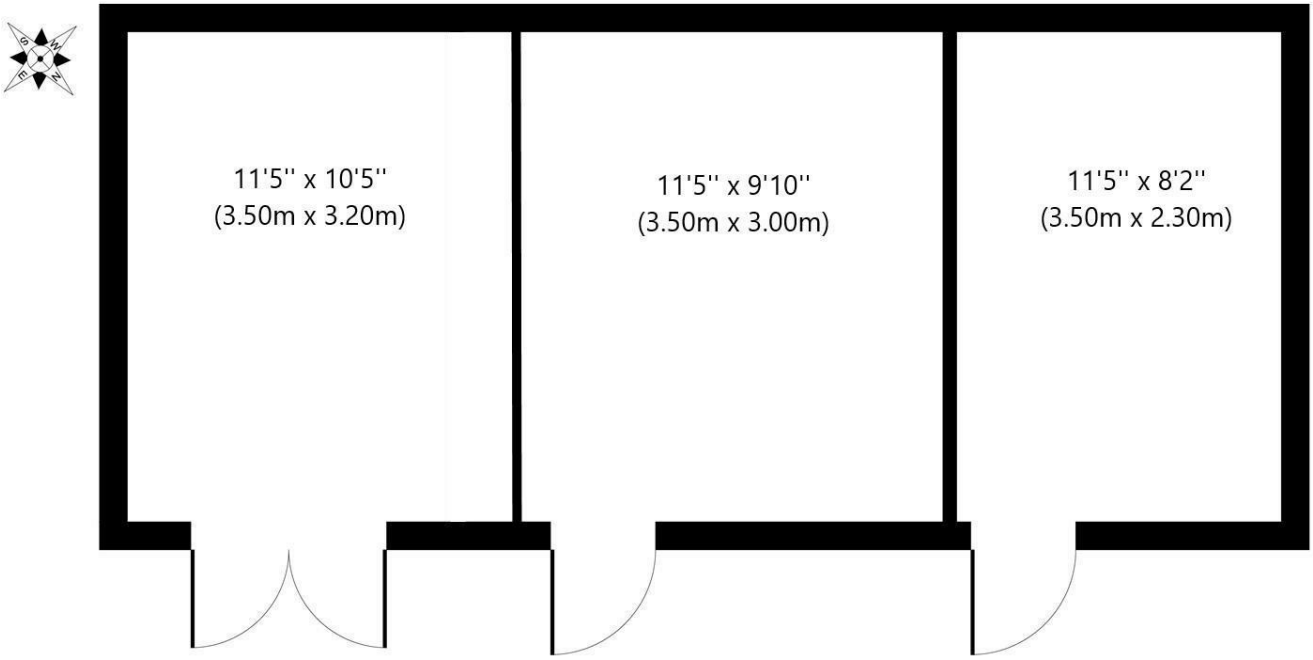
Second Floor
Approximate Floor Area
490 sq. ft
(45.51 sq. m)

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Outbuilding

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