

# Park Row



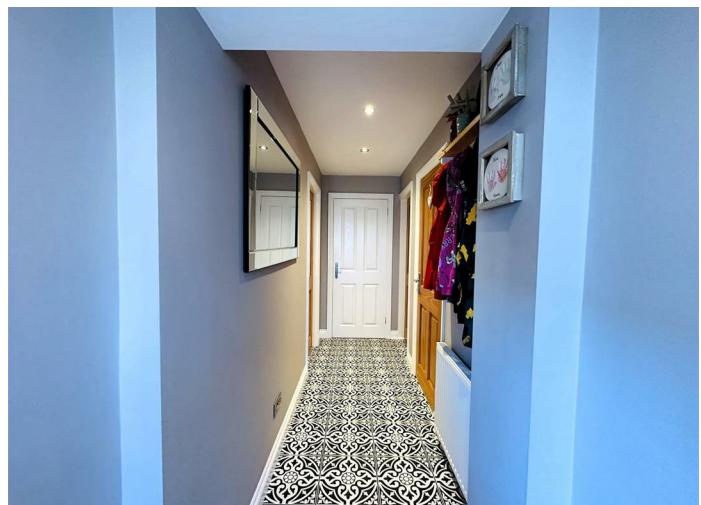
**Cardinals Court, Cawood, Selby, YO8 3TD**

**Offers Over £350,000**



**\*\* DESIRABLE LOCATION \*\* ENCLOSURE REAR GARDEN \*\*** Situated in the popular village of Cawood - ideal for access to York, Selby and Leeds. This property briefly comprises: Hall, Ground Floor w.c., Lounge, Kitchen, Dining Room, Family Garden Room and Utility. To the First Floor: four bedrooms and a Bathroom. **VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE STYLE OF THE PROPERTY ON OFFER.** RING US 7 DAYS TO BOOK A VIEWING. 'WE TAKE CALLS UNTIL 8PM MONDAY TO THURSDAY, 5.30 FRIDAYS, 5.00 SATURDAYS AND 11.00 - 3.00 SUNDAYS'.











## PROPERTY OVERVIEW

Situated in the picturesque village of Cawood, nestled on a spacious corner plot, this charming four-bedroom end-terrace property boasts stunning views of historic Cawood Castle. Designed for modern family living, the home features a spacious family room which opens onto the enclosed rear garden, perfect for entertaining. The property also offers garage and off street parking for multiple vehicles. With its sought-after location, primary school and independent businesses, this home is ideal for families.

## GROUND FLOOR ACCOMMODATION

### Hall

### Lounge

14'11" x 11'4" (4.55m x 3.47m)

### Kitchen

11'4" x 8'0" (3.47m x 2.44m)

### Dining Room

12'0" x 10'5" (3.67m x 3.18m)

### Family Garden Room

15'10" x 10'0" (4.83m x 3.07m)

### Utility

10'5" x 6'8" (3.18m x 2.04m)

## FIRST FLOOR ACCOMMODATION

### Landing

### Bedroom One

11'7" x 11'5" (3.55m x 3.49m)

### Bedroom Two

11'5" x 8'11" (3.49m x 2.72m)

### Bedroom Three

10'0" x 8'1" (3.05m x 2.47m)

### Bedroom Four

10'0" x 5'9" (3.05m x 1.76m)

### Bathroom

9'4" x 6'4" (2.87m x 1.94m)

## EXTERIOR

### Front

Decorative brick blocked driveway leading to garage and entrance door with lawned sections to either side.

### Rear

The enclosed rear garden benefits from patio area and is predominately laid to lawn.

## Directions

Leave the Selby office and turn left at the end of the road onto Millgate. At the mini-roundabout take a right onto Wistow Road, proceed until entering the village of Wistow and continue forward onto Wistowgate-B1223 entering Cawood. At the mini roundabout, take the second exit onto Thorpe Lane and then turn right onto Cardinals Court, where the property can be identified by our Park Row '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: Mains

Heating: LPG

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.

## 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 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:

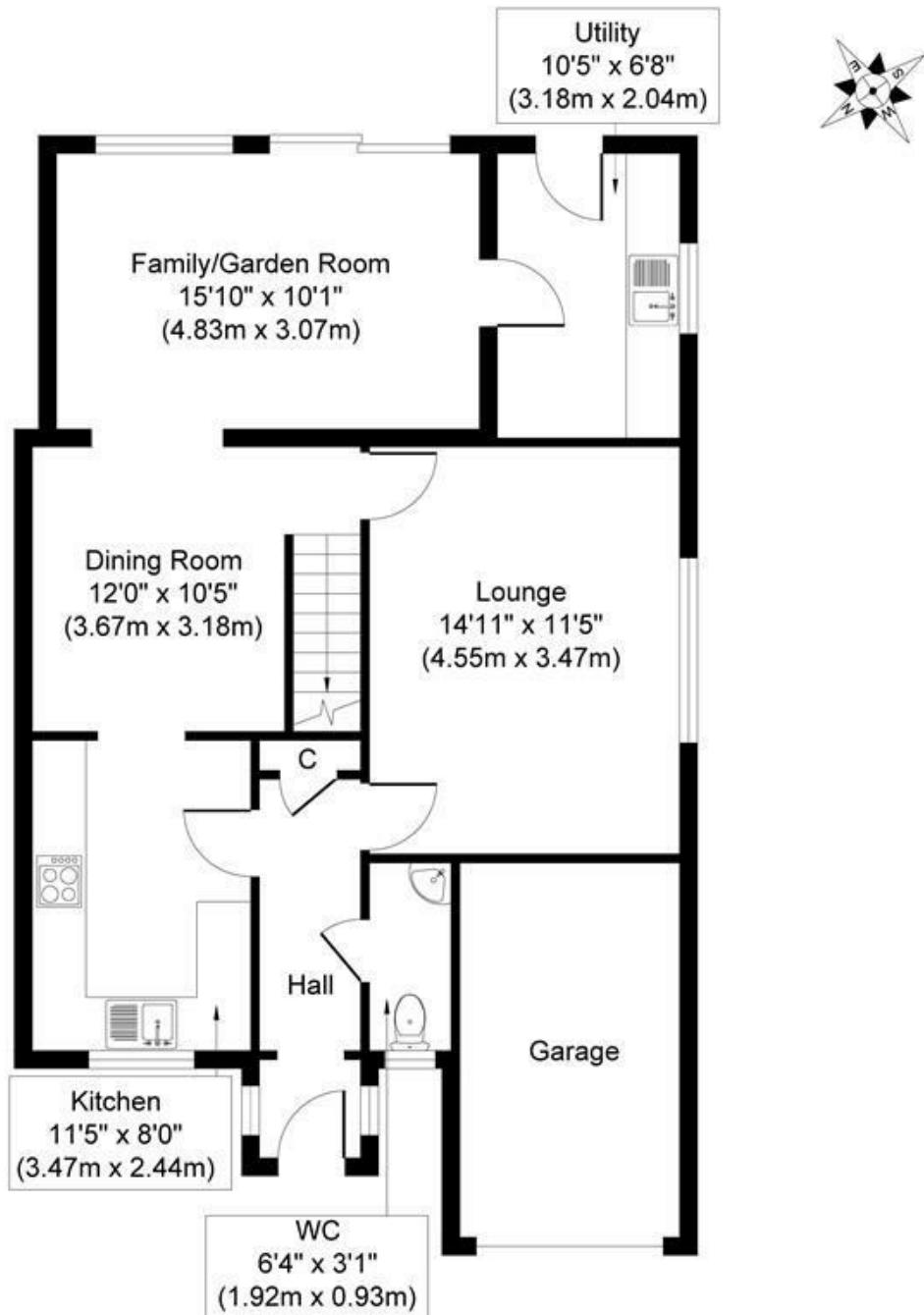
GOOLE - 01405 761199

SELBY - 01757 241124

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

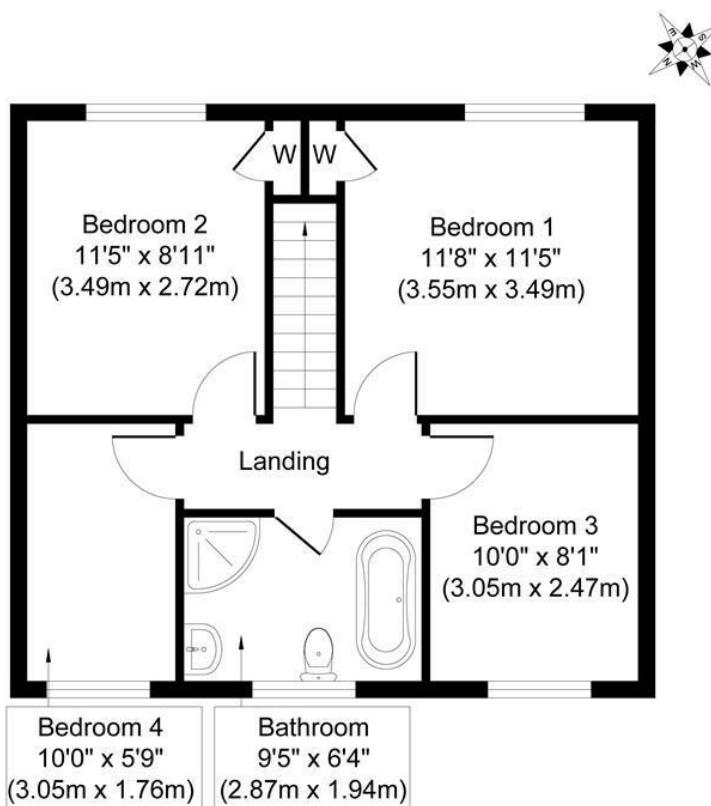
CASTLEFORD - 01977 558480



**Ground Floor**  
**Approximate Floor Area**  
**842 sq. ft**  
**(78.21 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

518 sq. ft

(48.14 sq. m)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	79	
(69-80)	C		
(58-68)	D	63	
(47-57)	E		
(36-46)	F		
(25-35)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B	72	
(69-80)	C		
(58-68)	D	55	
(47-57)	E		
(36-46)	F		
(25-35)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			

