

Park Row



Sherburn Street, Cawood, Selby, YO8 3SS

Offers Over £180,000



****GREAT FOR FIRST TIME BUYERS**POPULAR VILLAGE LOCATION****Situated in the village of Cawood this terraced property briefly comprises: Lounge and Kitchen, whilst the First Floor Accommodation offers two bedrooms and a bathroom . Externally the rear garden is fully enclosed, leading to the driveway. **VIEWING HIGHLY RECOMMENDED TO FULLY APPRECIATE 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

A well-presented mid-terrace property situated in the popular village of Cawood, conveniently located for access to York and surrounding areas. Offered with no onward chain, the property provides an excellent opportunity for first-time buyers, investors, or those looking to downsize. The accommodation briefly comprises a lounge and kitchen to the ground floor. To the first floor are two bedrooms and a family bathroom with underfloor heating. Externally, the property benefits from an enclosed rear garden providing a private outdoor space, with access to a useful utility outbuilding. At the far end of the garden there is a driveway providing off-street parking.

GROUND FLOOR ACCOMODATION

Lounge

20'2" x 11'1" (6.15m x 3.38m)

Kitchen

11'3" x 9'11" (3.43m x 3.03m)

Utility

7'3" x 4'10" (2.22m x 1.49m)

FIRST FLOOR ACCOMMODATION

Bedroom One

12'6" x 11'1" (3.83m x 3.39m)

Bedroom Two

9'10" x 8'6" (3.02m x 2.61m)

Bathroom

7'3" x 6'11" (2.23m x 2.13m)

EXTERNAL

Front

Access onto public footpath.

Rear

Fully enclosed rear garden, with access to utility and access to driveway.

DIRECTIONS

From our Selby office on Finkle Street turn left onto Market Place. Proceed through Selby passing Selby Abbey on the left hand side. Turn left onto Ousegate and continue onto Water Lane and at the roundabout, take the second exit onto Millgate/B1223. Continue through the village of Wistow and entering Cawood. At the roundabout take the second exit onto Thorpe Lane/B1223. Turn left onto Market Place /Sherburn Street /B1222 and the property can clearly be identified by our Park Row Properties 'For Sale' board.

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.

LOCAL AUTHORITY, TAX BANDING AND TENURE

Tenure: Freehold

Local Authority: North Yorkshire 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 Heaters

Sewerage: Septic tank

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.

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.

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.

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:

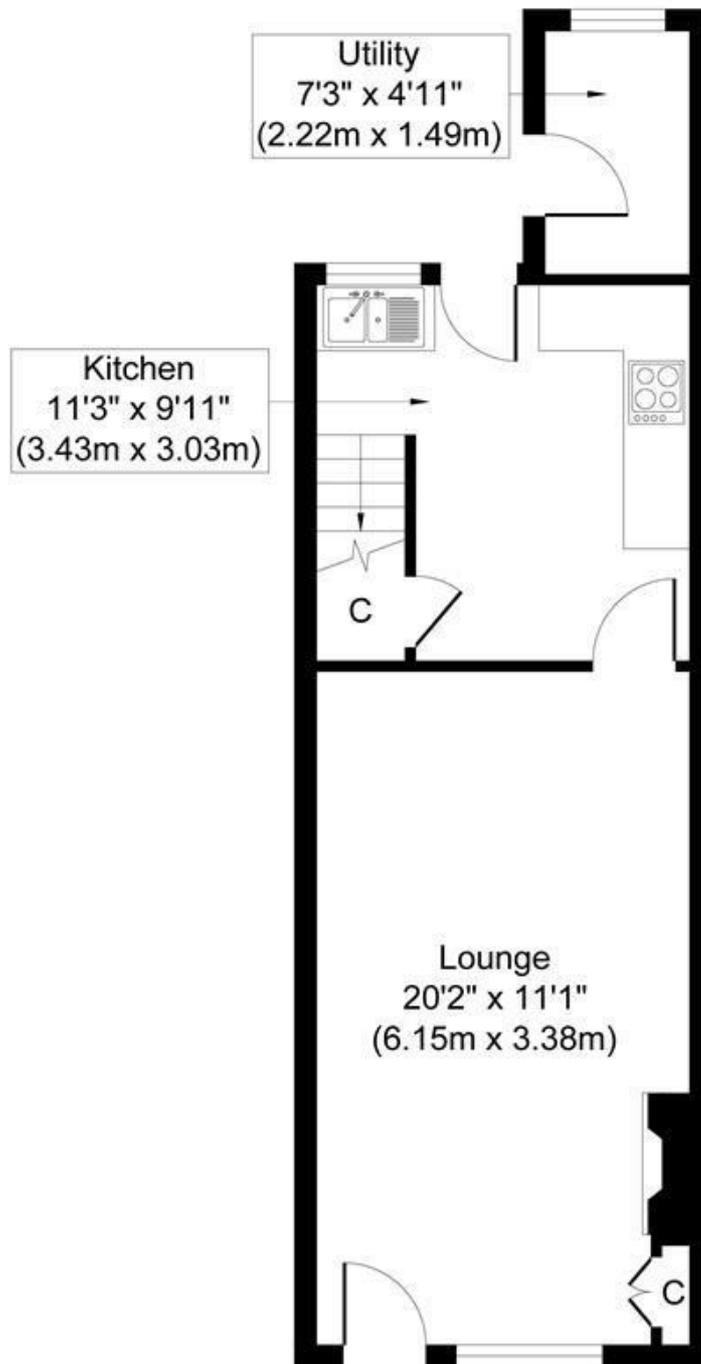
GOOLE - 01405 761199

SELBY - 01757 241124

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

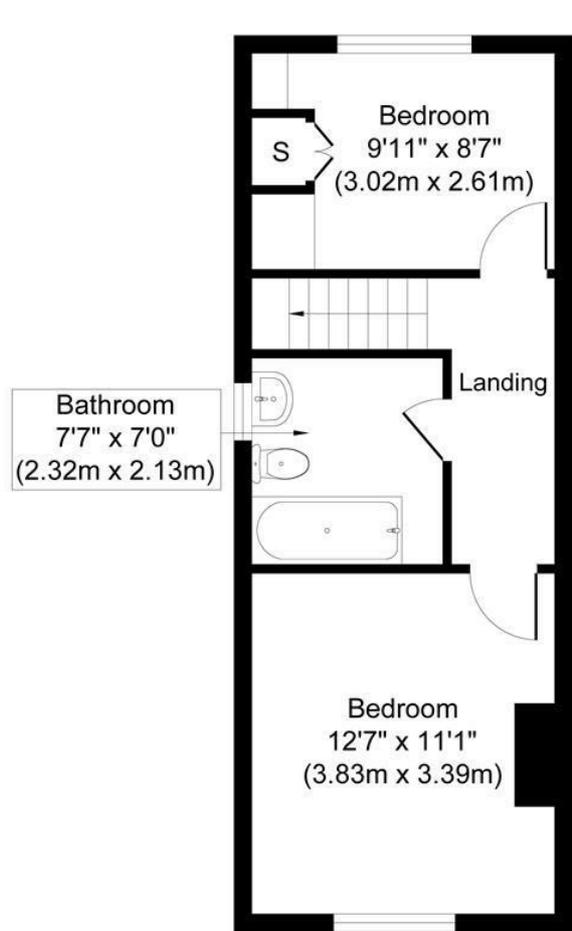
CASTLEFORD - 01977 558480



Ground Floor
Approximate Floor Area
385 sq. ft
(35.75 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
352 sq. ft
(32.71 sq. m)

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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
92-95	A			92-95	A		
81-91	B			81-91	B		
69-80	C			69-80	C		
55-68	D			55-68	D		
49-54	E			49-54	E		
45-48	F			45-48	F		
39-44	G			39-44	G		
35-38				35-38			
1-34				1-34			
All energy efficient - higher running costs				All environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	