Park Rôw



Bishopdyke Road, Cawood, Selby, YO8 3UB

Offers Over £550,000

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** CIRCA FOUR ACRES OF LAND ** SOLAR PANELS ** Situated in Cawood, this property briefly comprises: Hall, Kitchen, Dining/Reception room, three bedrooms and family Bathroom. Externally the property benefits from ample off street parking, detached garage, garden and field. VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE 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

Occupying a generous plot in a picturesque rural setting, this property presents an exciting opportunity for buyers seeking space, flexibility and lifestyle appeal. The property offers well-proportioned single-storey accommodation, making it ideally suited to a range of purchasers, including families, downsizers and those looking for a home capable of accommodating multi-generational living.

Within the home there is a spacious open-plan lounge and dining area, creating a sociable and versatile space for both everyday living and entertaining. The accommodation is further enhanced by a spacious bathroom and well-appointed bedrooms, with fitted wardrobes providing valuable storage in two of the bedrooms.

Externally, the property truly comes into its own. A detached garage, extensive driveway parking and a selection of useful outbuildings provide excellent practicality, whether for storage, hobbies, workshops or those with rural interests. Solar panels contribute towards improved energy efficiency, adding further appeal to this already versatile home.

One of the property's most impressive features is the substantial land extending beyond the immediate gardens. The bungalow sits within approximately four acres of land, creating a wonderful sense of privacy and openness, with far-reaching views across the surrounding countryside. This exceptional outdoor space offers endless possibilities, from keeping animals and pursuing equestrian interests to establishing a smallholding or simply enjoying the freedom and tranquillity of a rural lifestyle.

The property is located in the historic village of Cawood, a charming and well-regarded community renowned for its rich heritage, attractive village setting and excellent local amenities. The village enjoys a convenient position between York and Selby, whilst also providing easy access to neighbouring villages and surrounding countryside.

ACCOMMODATION

Lobby
4'11" x 3'2" (1.52m x 0.98m)

Hall
16'7" x9'6" (5.07m x2.90m)

Kitchen
16'6" x 9'10" (5.03m x 3.01m)

Dining / Reception Room
32'4" x 16'9" (9.86m x 5.11m)

Cloak Room
8'0" x 4'5" (2.46m x 1.37m)

Bedroom One
15'8" x 11'5" (4.79m x 3.49m)

Bedroom Two
15'6" x 8'11" (4.74m x 2.73m)

Bedroom Three
9'11" x 6'5" (3.03m x 1.97m)

Bathroom
15'10" x 6'2" (4.84m x 1.90m)

EXTERNAL

Front
Off street parking and front garden.

Rear
Detached garage, garden, out building and circa 4 acre field.

DIRECTIONS

Leave Selby via Millgate/Wistow Road and follow the B1223 into the village of Cawood. Turn right onto Thorpe Lane and take a left at the Crossroads. Follow the road onto Bishopdyke Road, where the property can be clearly identified by a Park Row 'For Sale' board.

AGENT'S NOTE

Some marketing materials for this property (including photographs and descriptions) may have been enhanced using AI for illustrative purposes only. These do not alter the property's actual condition or features. Please arrange a viewing and verify all details independently.

AML FEE

Please note that the AML fee covers the cost of carrying out the necessary identity and anti-money laundering checks. Once these checks have been completed, the fee is non-refundable, even if the property purchase does not proceed.

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: 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 / Solar Panels
Heating: Oil

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.

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

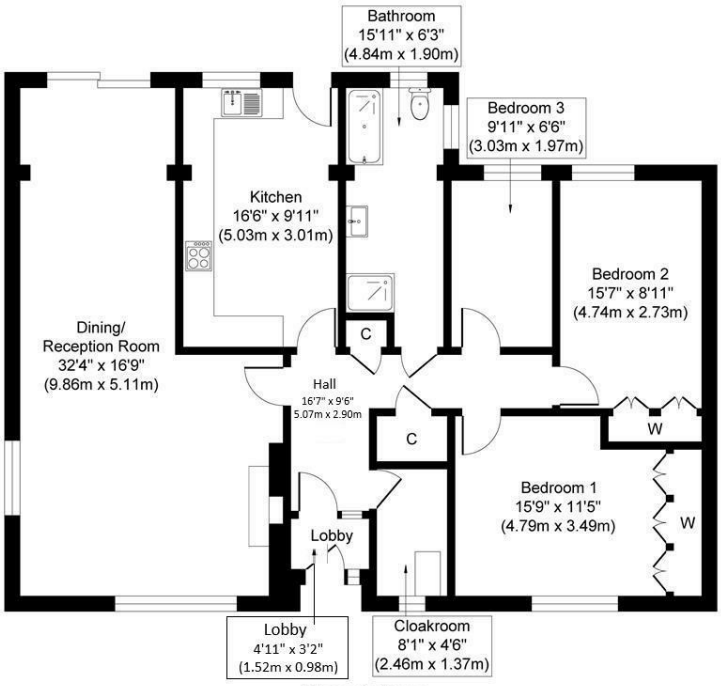
TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES ON:

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









Ground Floor
Approximate Floor Area
1296 sq. ft
(120.43 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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