

Park Row



Rythergate, Cawood, Selby, YO8 3TP

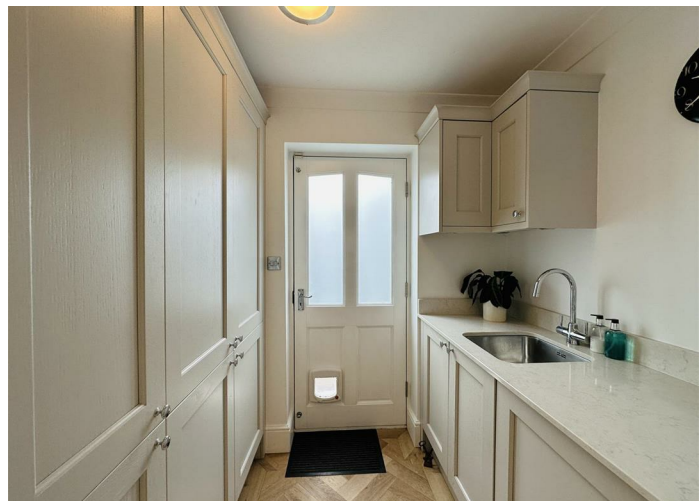
Offers Over £500,000



**** NO ONWARD CHAIN ** DOUBLE GARAGE WITH ELECTRIC DOORS **** Situated in the highly sought-after village of Cawood, this detached family home briefly comprises: Hall, Ground Floor w.c, Lounge, Breakfast Kitchen with Utility, Dining Room and Bedroom Six/Reading Room. The First Floor offers five further bedrooms, two of which have en-suite shower rooms and additional Family Bathroom. Externally the property has lawned areas to the front, side and rear with the added benefit of double garage with off street parking for multiple vehicles and electric vehicle charging point. **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

An exceptional double-fronted residence of considerable presence, offering refined and flexible accommodation ideally suited to contemporary multi-generational living, presented to the market in the highly regarded historic village of Cawood.

This distinguished family home combines generous proportions with carefully considered specification throughout. The lounge enjoys a dual outlook, with a window to the front elevation and elegant patio doors opening onto the beautifully maintained rear garden, creating a seamless connection between indoor and outdoor living. The kitchen has been appointed to a high standard, featuring integrated Neff appliances, sleek quartz work surfaces and Quooker boiling-water tap and luxury LVT flooring. It flows naturally into a practical utility area with side access, while further double doors lead into a light-filled dining room. This dual-aspect space benefits from windows to both the rear and side elevations, together with doors opening directly onto the garden — an ideal setting for formal entertaining or relaxed family gatherings.

A notable and highly versatile feature is the ground-floor Bedroom/Reading Room offering outstanding potential for multi-generational living, a private guest suite, or a sophisticated home office.

On the first floor, five further bedrooms provide excellent accommodation. The Master Bedroom is particularly impressive, enjoying natural light from two aspects and benefiting from a private en-suite shower room. A second bedroom is also served by its own en-suite and fitted wardrobes, while the remaining rooms complete a generous and adaptable sleeping arrangement suited to a growing family or frequent guests.

Externally, the property is fully enclosed predominantly by brick walling and features carefully tended lawns interspersed with mature shrubs. Practical amenities include off-street parking for four vehicles, an electric vehicle charging point, and a double garage with electric doors, ensuring both convenience and secure storage. Cawood is one of North Yorkshire's most characterful riverside villages, set on the banks of the River Ouse approximately five miles North-West of Selby and ten miles South of the historic city of York. Once described as "the Windsor of the North". The surviving gatehouse of Cawood Castle and the Grade I listed All Saints' Church remain striking reminders of its distinguished past.

Today the village retains a strong sense of community and rural charm, with a well-regarded Church of England primary school, welcoming public houses, a village hall, playing fields and the attractive Castle Garth open space, together with delightful riverside walks. Everyday amenities are readily available in nearby Selby, while excellent road connections provide swift access to York, Leeds and the wider motorway network. Selby railway station offers regular services to major centres.

This substantial and thoughtfully configured home presents a rare opportunity to acquire a high-calibre family residence in one of the area's most desirable village locations — combining elegant living, practical versatility and a lifestyle of genuine distinction.

GROUND FLOOR ACCOMMODATION

Hall

Ground Floor W.c

4'9" x 4'5" (1.45m x 1.36m)

Lounge

19'6" x 11'7" (5.95m x 3.54m)

Kitchen

14'10" x 9'3" (4.53m x 2.82m)

Dining Room

12'11" x 11'7" (3.96m x 3.54m)

Utility

5'4" x 4'11" (1.64m x 1.52m)

Bedroom Six/ Reading Room

11'3" x 8'3" (3.44m x 2.54m)

FIRST FLOOR ACCOMMODATION

Master Bedroom

12'11" x 11'8" (3.96m x 3.57m)

En-suite

6'2" x 4'6" (1.88m x 1.39m)

Bedroom Two

11'11" x 10'0" (3.64m x 3.06m)

En-suite

5'4" x 4'6" (1.64m x 1.39m)

Bedroom Three

9'7" x 7'9" (2.93m x 2.37m)

Bedroom Four

9'8" x 8'5" (2.95m x 2.59m)

Bedroom Five

9'6" x 7'1" (2.92m x 2.18m)

Bathroom

6'9" x 6'1" (2.07m x 1.87m)

EXTERIOR

Front

Pathway leading to entrance door and pathway leading to the side access gate to the rear. The front area is laid to lawn and fully enclosed with brick wall.

Rear

Patio areas perfect for morning coffee and evening socialising surrounded by manicured lawn and established borders. Additional gate leading to:

Double Garage

Decorative brick-blocked driveway for multiple vehicles leading to double garage with the additional advantages of electric doors and electric vehicle charging point.

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.

TENURE, LOCAL AUTHORITY AND TAX BANDING

Tenure: Freehold

Local Authority: North Yorkshire County Council

Tax Banding: F

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 Tank

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.

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 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

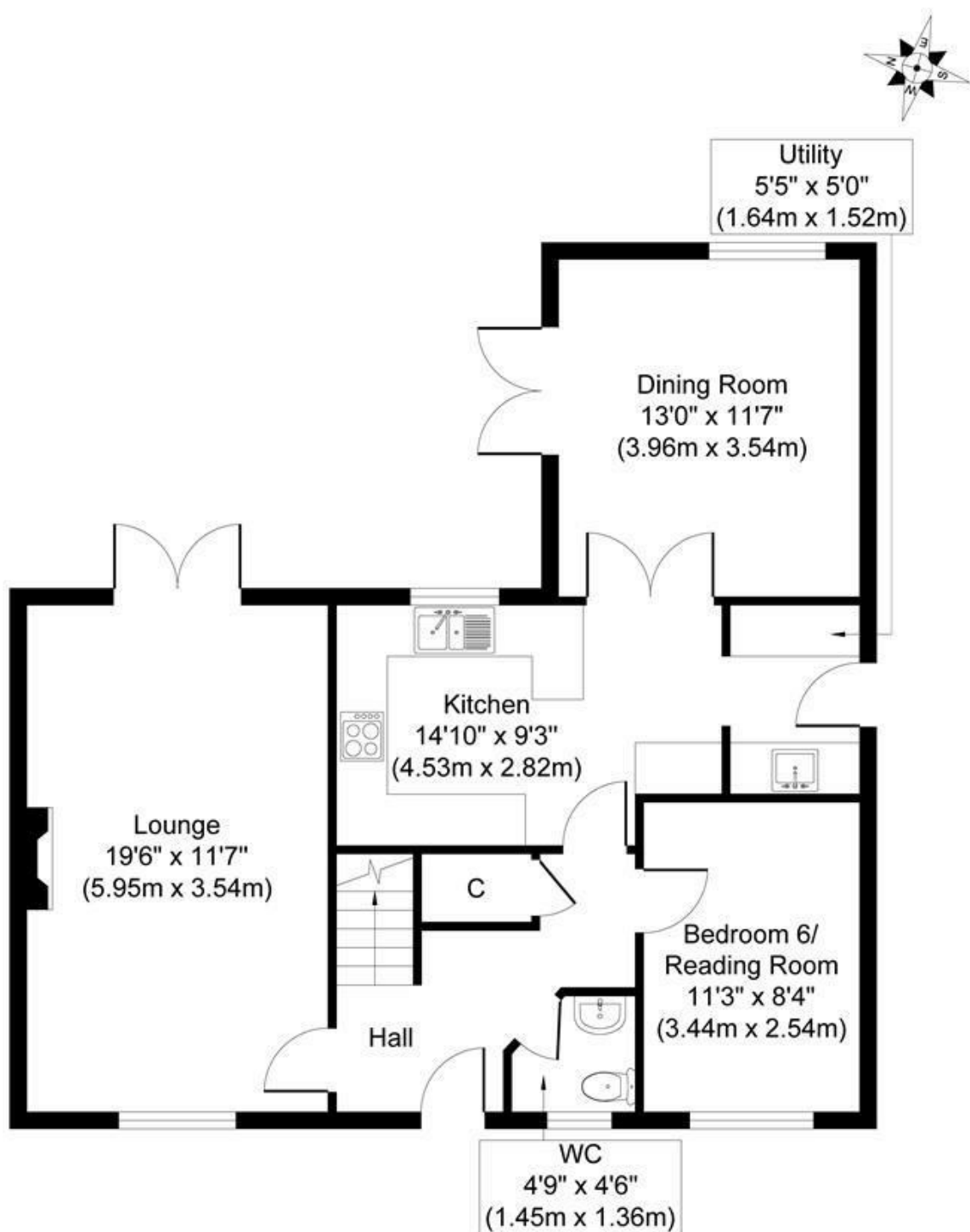
SHERBURN IN ELMET - 01977 681122

PONTEFRACT/CASTLEFORD - 01977 791133

VIEWINGS.

Strictly by appointment with the sole agents.

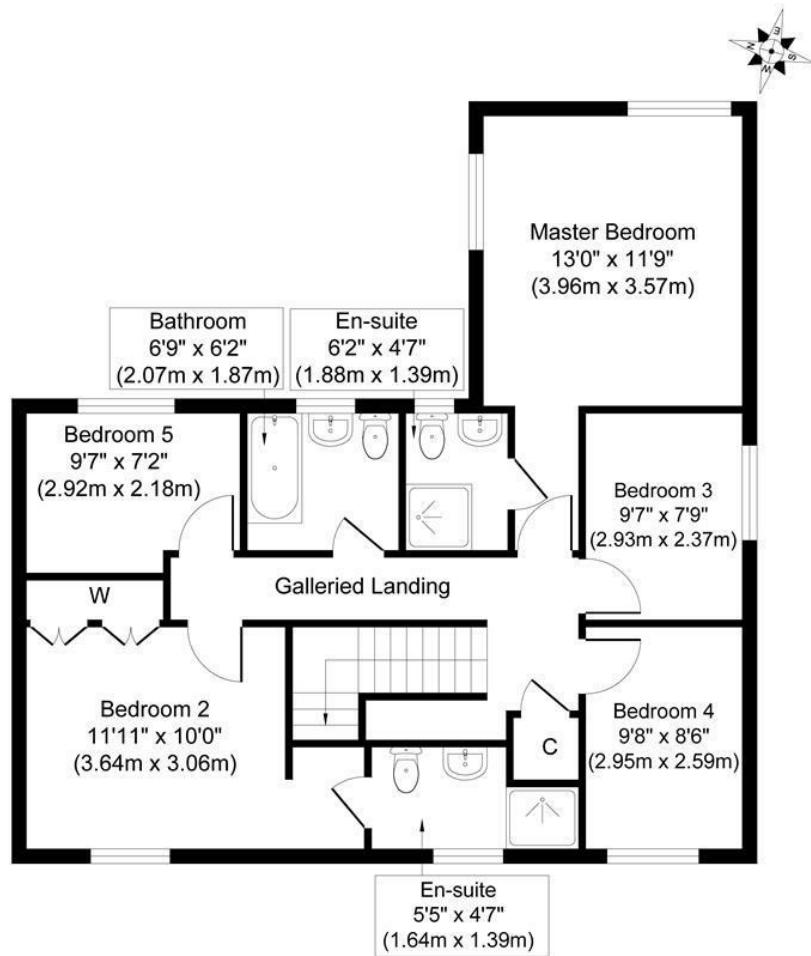
If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.



Ground Floor
Approximate Floor Area
782 sq. ft
(72.63 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
782 sq. ft
(72.63 sq. m)

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