

# Park Row



**Cawood Road, Wistow, Selby, YO8 3XB**

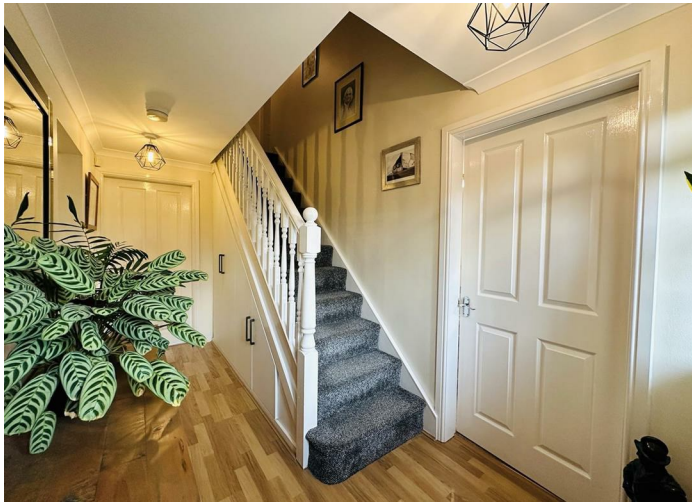
**Offers Over £375,000**



**\*\* LIVING KITCHEN DINING ROOM \*\* EN-SUITE TO MASTER BEDROOM \*\*** Situated in the village of Wistow, this detached family home briefly comprises: Hall, Lounge, Dining Room/Bedroom Five, Kitchen Living Diner, Utility, Ground Floor w.c. To the First Floor, four further bedrooms, one having En-Suite and additional Shower Room. Externally the property benefits from gravelled driveway leading to off street parking area and fully enclosed low maintenance garden to the side and rear. **VIEWING IS 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

Nestled in the desirable village of Wistow, near Selby, this charming double-fronted detached home seamlessly blends traditional character with modern comforts. This spacious home, with its versatile dining room that can effortlessly serve as a fifth bedroom, offers flexible living spaces ideal for growing families or those seeking a peaceful retreat. The handsome red-brick façade commands instant appeal, with a generous gravel driveway and sunlit paved patio area. Inside, a bright hallway with an elegant staircase creates an immediate sense of home.

The heart of the home lies in its open-plan kitchen and living area, boasting sleek cabinetry and ample natural light from large windows overlooking the garden. Adjacent is a cosy sitting space ideal for casual family gatherings or entertaining and room for a breakfast table.

A separate lounge centres around a character fireplace, while the dining room/bedroom five is adaptable for meals or as an additional sleeping quarter.

Upstairs, the tranquil master bedroom enjoys fitted mirrored wardrobes and abundant natural light, complemented by an en-suite with a crisp glass-enclosed shower. A further three well-presented bedrooms and a family shower room, offering a luxurious spa-like atmosphere with dramatic slate tiling complete the living accommodation of this family home.

To the side and rear, a private garden haven awaits a low-maintenance artificial lawn and patio area, all screened by mature hedging for complete seclusion.

Perfectly positioned in the peaceful village of Wistow, residents enjoy a strong community spirit with amenities including the historic All Saints' Church, a friendly local pub and the modern Jubilee Village Hall for events and classes. Just minutes from Selby for supermarkets, leisure facilities and Selby Abbey, with scenic walks along the River Ouse nearby, This characterful home offers the ideal blend of rural charm and convenient access and is ready for you to move in and enjoy.

## GROUND FLOOR ACCOMMODATION

### Hall

13'8" x 6'4" (4.19m x 1.94m)

### Lounge

12'11" x 10'4" (3.96m x 3.16m)

### Bedroom Five/Dining Room

14'5" x 8'5" (4.41m x 2.57m)

### Living Kitchen Diner

19'1" x 10'5" (5.82m x 3.19m)

### Utility

8'4" x 6'9" (2.56m x 2.06m)

### Ground Floor w.c

8'4" x 3'4" (2.56m x 1.02m)

## FIRST FLOOR ACCOMMODATION

## Landing

### Bedroom One

13'1" x 13'0" (4.00m x 3.98m)

### En-Suite

5'2" x 4'8" (1.58m x 1.44m)

### Bedroom Two

13'0" x 10'4" (3.97m x 3.16m)

### Bedroom Three

10'5" x 10'5" (3.19m x 3.18m)

### Bedroom Four

10'5" x 8'4" (3.18m x 2.55m)

### Shower Room

7'6" x 6'11" (2.31m x 2.12m)

## Directions

Leave Selby via Millgate/Wistow Road and follow the B1223 into the village of Wistow. Continue onto Cawood Road, the property can be clearly identified by a Park Row Properties 'For Sale' board on the left hand side.

## TENURE, LOCAL AUTHORITY AND TAX BANDING

Tenure: Freehold

Local Authority: North Yorkshire County 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: 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.

## 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 - 01977 791133

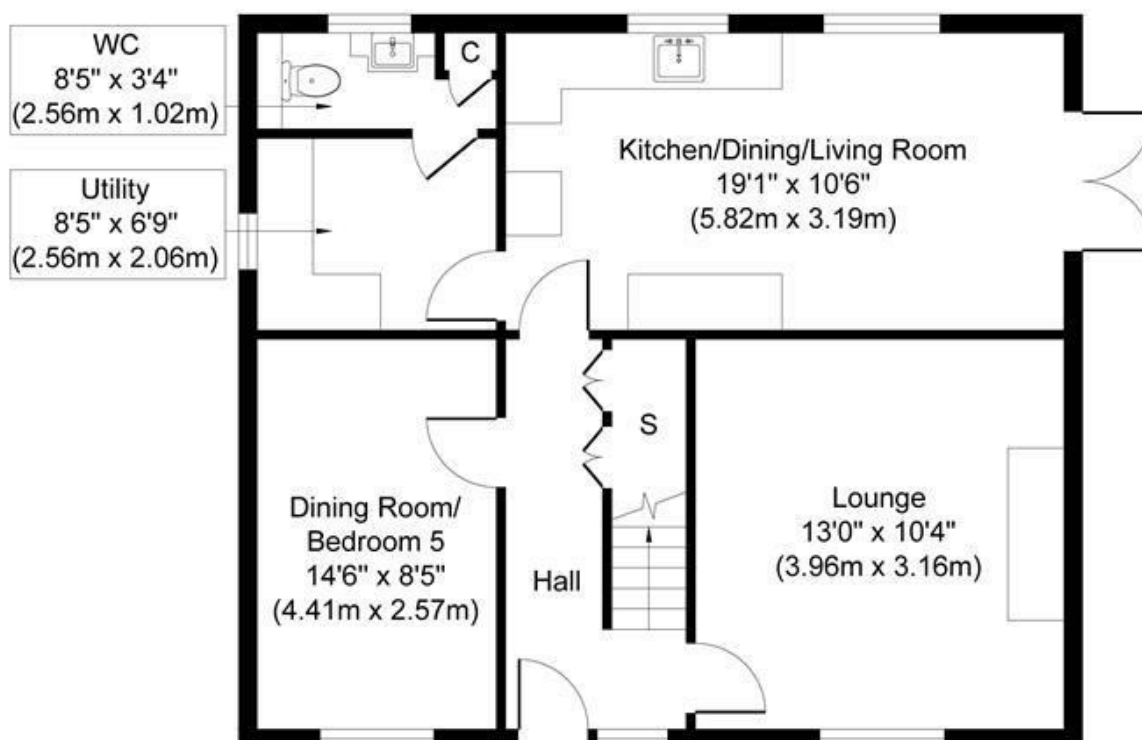
CASTLEFORD - 01977 558480

## 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.



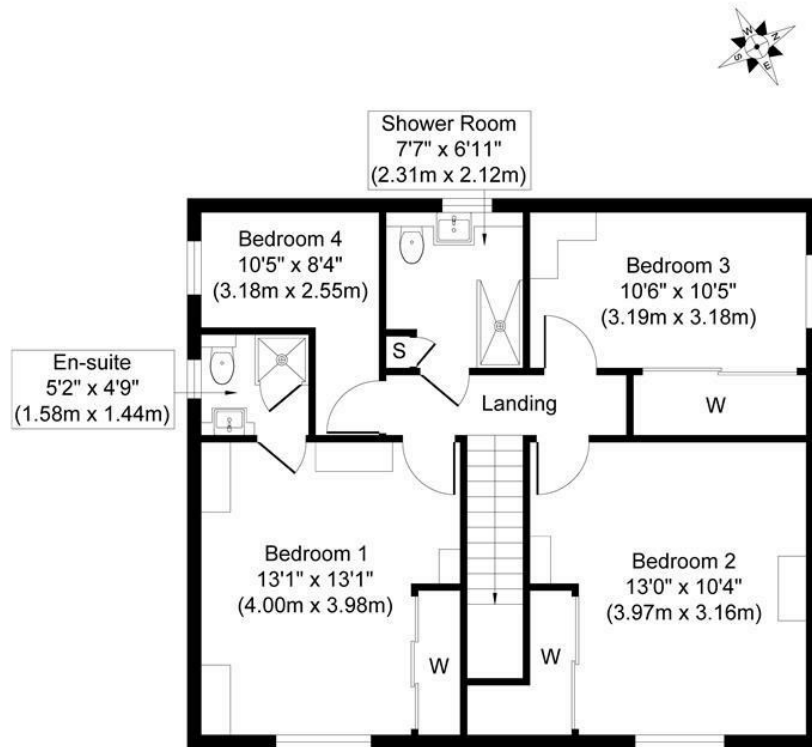


**Ground Floor**  
**Approximate Floor Area**  
**698 sq. ft**  
**(64.85 sq. m)**

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**  
**698 sq. ft**  
**(64.85 sq. m)**

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