

Park Row



Bay Street, Thorpe Willoughby, Selby, YO8 9TS

Offers Over £210,000



**** CLOSE TO SCHOOLS ** OFF STREET PARKING **** Situated in the village of Thorpe Willoughby, this mid-terrace property briefly comprises: Hall, Ground Floor w.c, Lounge Diner and Kitchen. To the First Floor: three bedrooms with En-suite to Bedroom One and Family Bathroom. Externally, to the front, the property offers off street parking for two vehicles and to the rear, an enclosed garden. **VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE STYLE OF THE 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'**



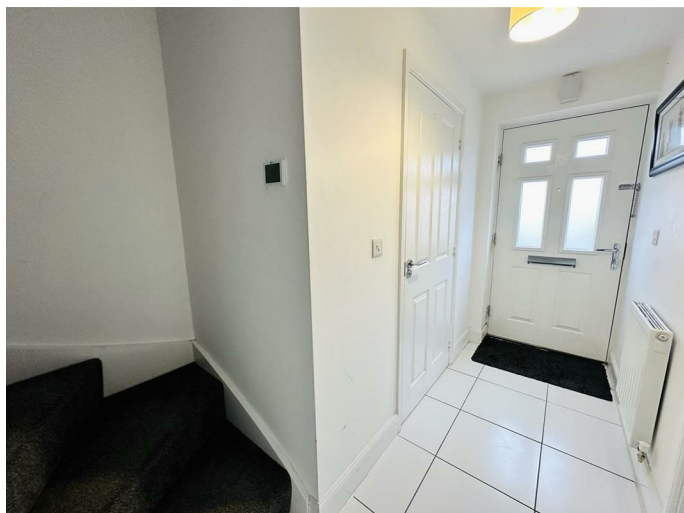
GROUND FLOOR ACCOMMODATION

Entrance

Composite panel effect door with top section having double glazed frosted panels to the front elevation leading into:

Hall

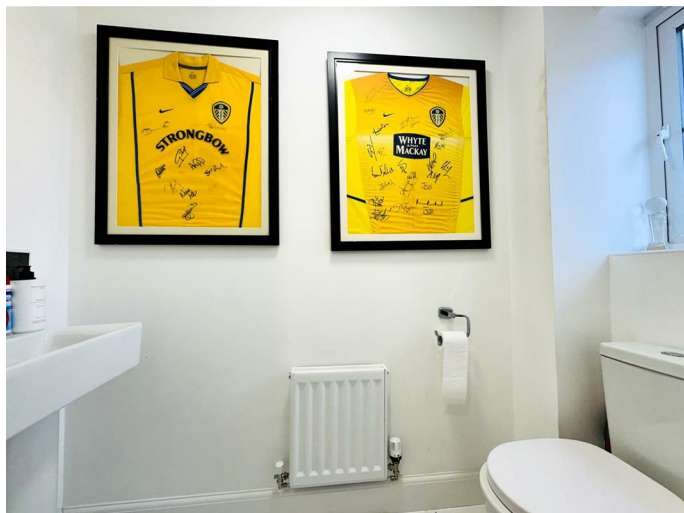
11'1" x 6'11" maximum (3.40m x 2.11m maximum)



Stairs leading to First Floor Accommodation. Tiled flooring, central heating radiator and doors leading off.

Ground Floor w.c

7'6" x 3'1" (2.30m x 0.94m)



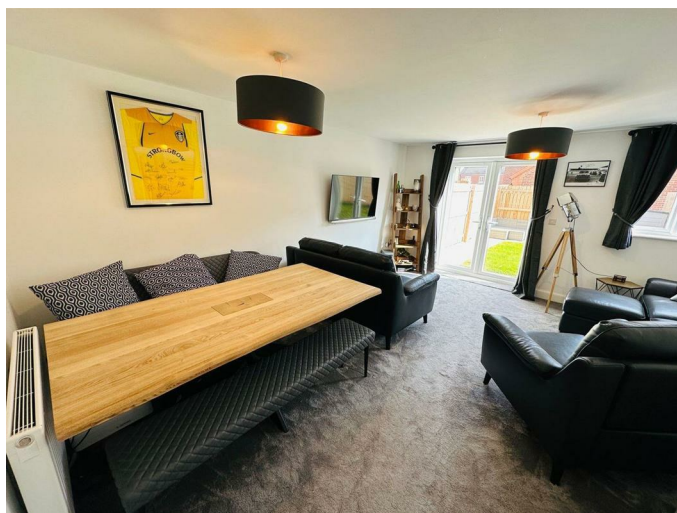
White low flush w.c with chrome fittings and pedestal wash hand basin with chrome mixer tap over and tiled splashback. UPVC frosted window to the front elevation. Tiled flooring and central heating radiator.

Lounge Diner

16'8" x 14'9" (5.10m x 4.51m)



UPVC double glazed patio doors and window to the rear elevation. Television and telephone points and central heating radiators. Understairs storage cupboard.





Kitchen

10'5" x 7'6" (3.18m x 2.30m)



Range of grey fronted base and wall units with wall units benefiting from under unit lighting. Integrated appliances include: fridge-freezer, dishwasher, washing machine, electric oven and four ring brushed steel gas hob benefiting from down lighting. Single bowl stainless steel sink and drainer with chrome mixer tap over set into laminate work surface with matching splash back. UPVC double glazed windows to the front elevation, 'USB' charging ports, central heating radiator and tiled flooring.



FIRST FLOOR ACCOMMODATION

Landing

Further balustrade and spindles, cupboard housing central heating boiler, loft access and doors leading off.

Bedroom One

11'5" x 10'5" maximums (3.49m x 3.18m maximums)



UPVC double glazed window to the front elevation, central heating radiator and over-stairs cupboard providing hanging space.

En-Suite

6'9" x 6'4" (2.07m x 1.94m)



UPVC double glazed frosted window to the front elevation. Chrome trimmed shower cubicle housing fixed head shower with attachment. The area is tiled to ceiling height. White low flush w.c with chrome fittings and wall mounted wash hand basin with chrome mixer tap over and tiled splashback. Electric extractor fan and wood effect laminate flooring.

Bedroom Two

10'10" x 7'10" (3.32m x 2.39)



UPVC double glazed window to the rear elevation and central heating radiator.

Bedroom Three

7'5" x 6'8" (2.27m x 2.05m)

UPVC double glazed window to the rear elevation and central heating radiator.

Bathroom

7'10" x 5'7" (2.39m x 1.71m)



White panel bath with chrome mixer tap over. White low flush w.c with chrome fittings and white wall mounted wash hand basin with chrome mixer tap over. Extractor fan and central heating radiator.

EXTERIOR: Front



Storm porch and outside lighting. Flagged pathway leading to two off street parking spaces. Decorative stone sections.

Rear



Flagged pathway leading across the property and away to timber pedestrian access gate giving access to the service lane. Outside electrical point, outside tap and halogen floodlight on 'PIR' sensor. The boundaries are defined by timber fence and timber posts.



Directions

From Selby, head West on Gowthorpe towards Thorpe Willoughby and continue onto Leeds Road signposted Leeds A63. On reaching Thorpe Willoughby village take the first left onto Sherwood Drive and then turn left onto Chestnut Drive. Turn left onto Bay Street. The property can be clearly identified by the Park Row Properties 'For Sale' Board.

TENURE, LOCAL AUTHORITY AND TAX BANDING

Tenure: Freehold

Local Authority: North Yorkshire

Tax Banding: C

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

Gas: Mains

Sewerage: Mains

Water: Mains

Broadband: Ultrafast (FTTP)

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.

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 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.

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

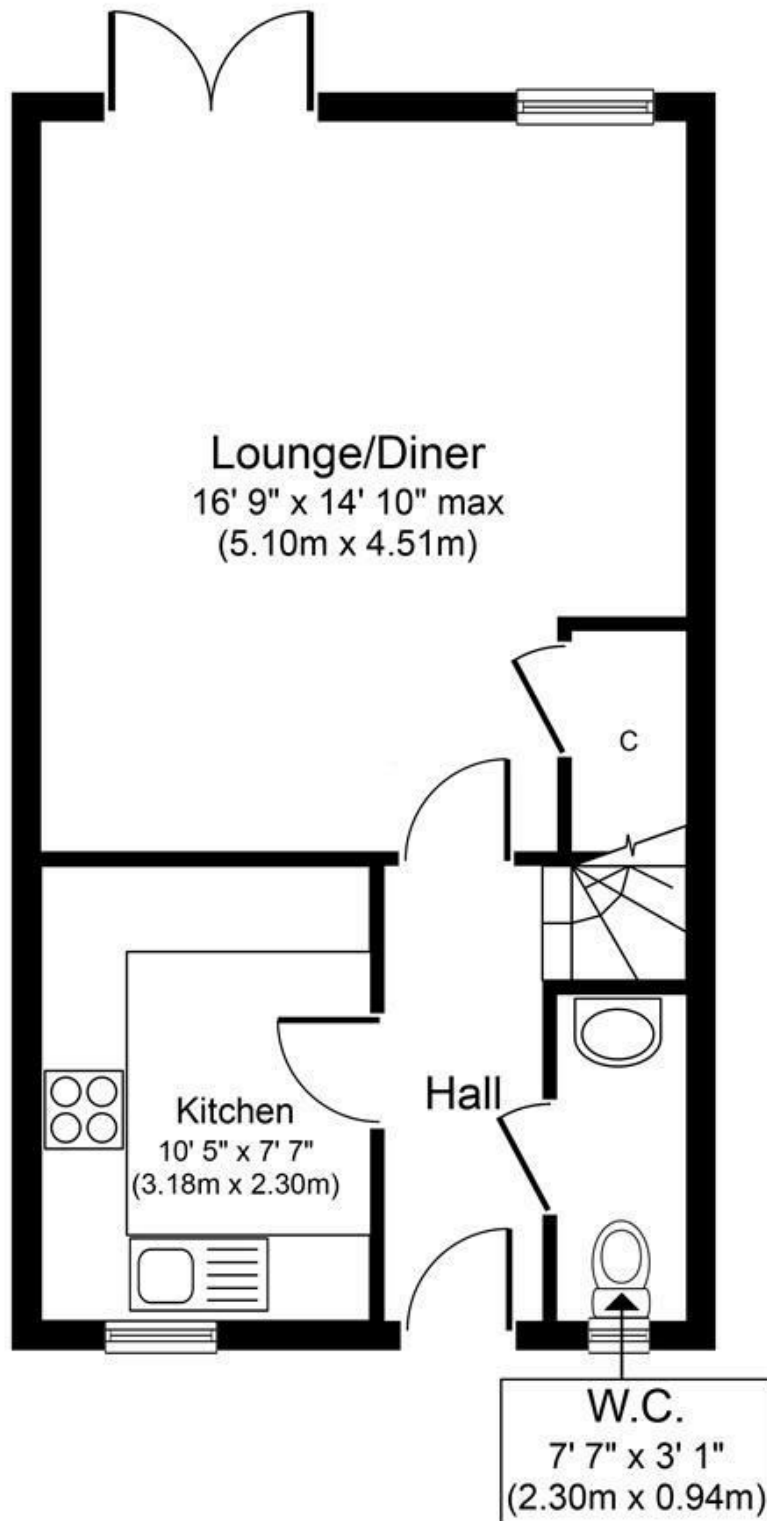
PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

VIEWINGS

Strictly by appointment with the sole agents.

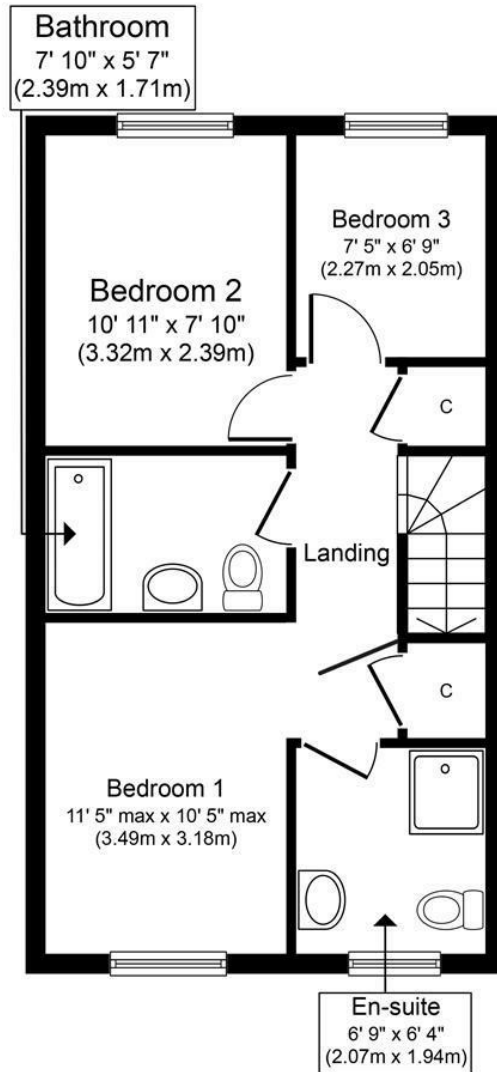
If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.



Ground Floor
Approximate Floor Area
407 sq. ft.
(37.8 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
407 sq. ft.
(37.8 sq. m.)

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