Park Rôw

Wood Close, Thorpe Willoughby, YO8 9PU

Offers Over £240,000

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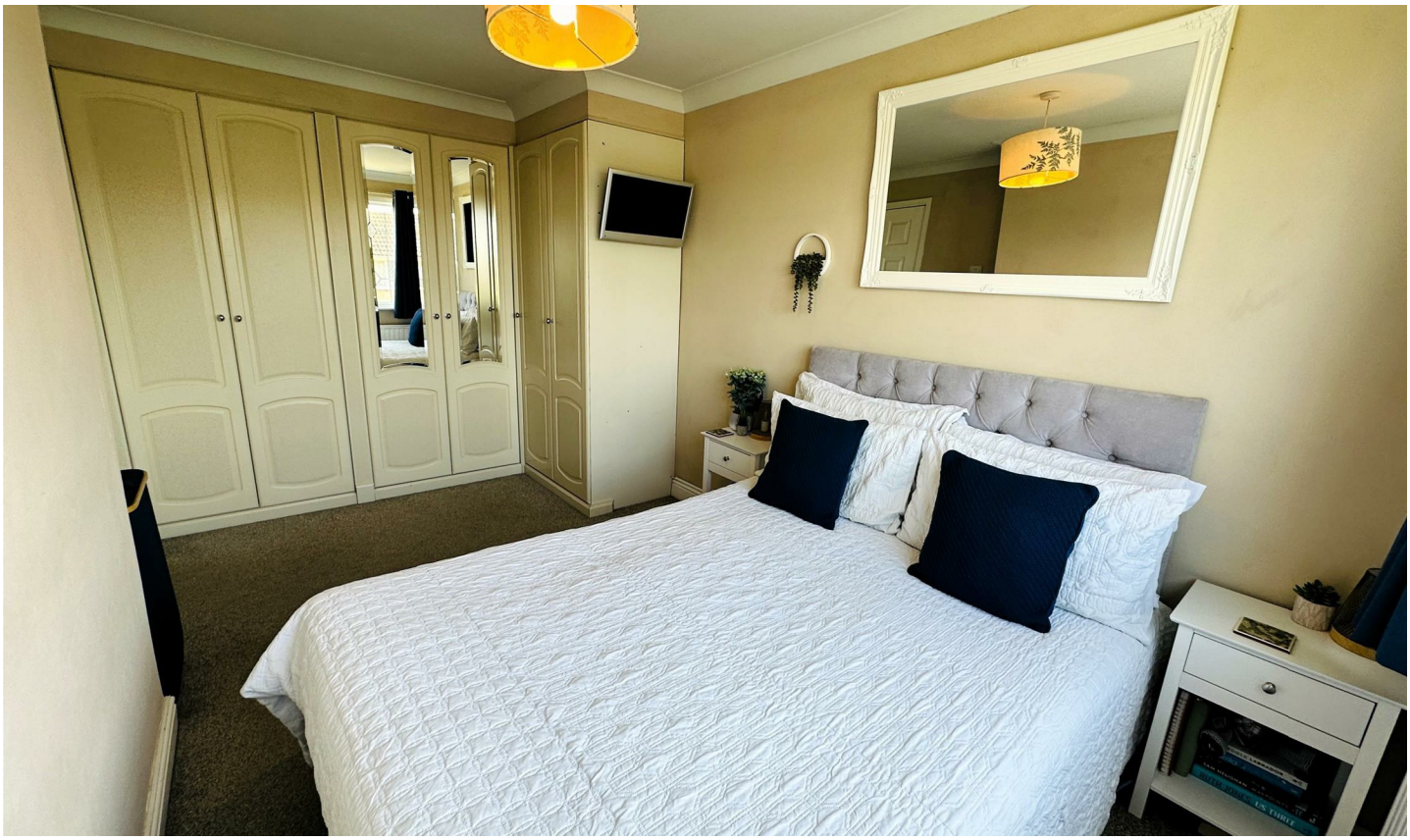
** GARAGE ** POPULAR VILLAGE LOCATION ** Situated in the village of Thorpe Willoughby, this detached family home briefly comprises: Hall, Lounge, Kitchen Diner. To the First Floor are three bedrooms and a Shower Room. Externally, the property benefits from off street parking, garage and a front garden. The rear garden is predominately laid to lawn and fully enclosed, with a patio area. 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'.

LOVE



PROPERTY OVERVIEW

Situated in the highly sought-after village of Thorpe Willoughby, this well-presented detached family home offers spacious and versatile accommodation making it an ideal purchase for families, first-time buyers, or professionals alike. Upon entering the property, the ground floor comprises a welcoming lounge, perfect for relaxing or entertaining guests. A modern kitchen diner provides a fantastic social space, complete with patio doors that open out onto the rear garden, allowing for plenty of natural light and seamless indoor-outdoor living. The first floor hosts three well-proportioned bedrooms, ideal for children, guests, or home office use, as well as a contemporary shower room. Externally, the property boasts a front garden with a driveway to the side, providing off-street parking and detached garage. To the rear, there is a fully enclosed garden featuring a patio area, perfect for outdoor dining and enjoying the warmer months. Early viewing is highly recommended to fully appreciate the space, layout, and desirable location this lovely home has to offer.

GROUND FLOOR ACCOMODATION

Hall
8'5" x 4'3" (2.59m x 1.30m)

Lounge
15'11" x 11'11" (4.87m x 3.65m)

Kitchen Diner
15'1" x 10'7" (4.6m x 3.25m)

FIRST FLOOR ACCOMODATION

Landing

Bedroom One
14'9" x 8'8" (4.52m x 2.66m)

Bedroom Two
11'11" x 8'9" (3.65m x 2.67m)

Bedroom Three
9'8" x 7'1" (2.96m x 2.16m)

Shower Room
6'9" x 5'10" (2.07m x 1.80m)

EXTERIOR

Garage
8'7" x 15'3" (2.64m x 4.65m)

Front
Semi enclosed garden, with driveway down to single detached garage.

Rear
The rear garden is mainly laid to lawn with flagged patio area and well enclosed.

DIRECTIONS

From the centre of Selby head up the main street/A19 towards Gowthorpe continue straight on at the traffic lights onto the A1238 follow the road up until you come to a left turn called Fox lane, go down Fox lane until you get to your 6th left turning, turn left onto Field Avenue and then take your next right continue forward where 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 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.

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.

UTILITIES, BROADBAND AND MOBILE COVERAGE

Electricity: Mains
Heating: Gas Mains
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.

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

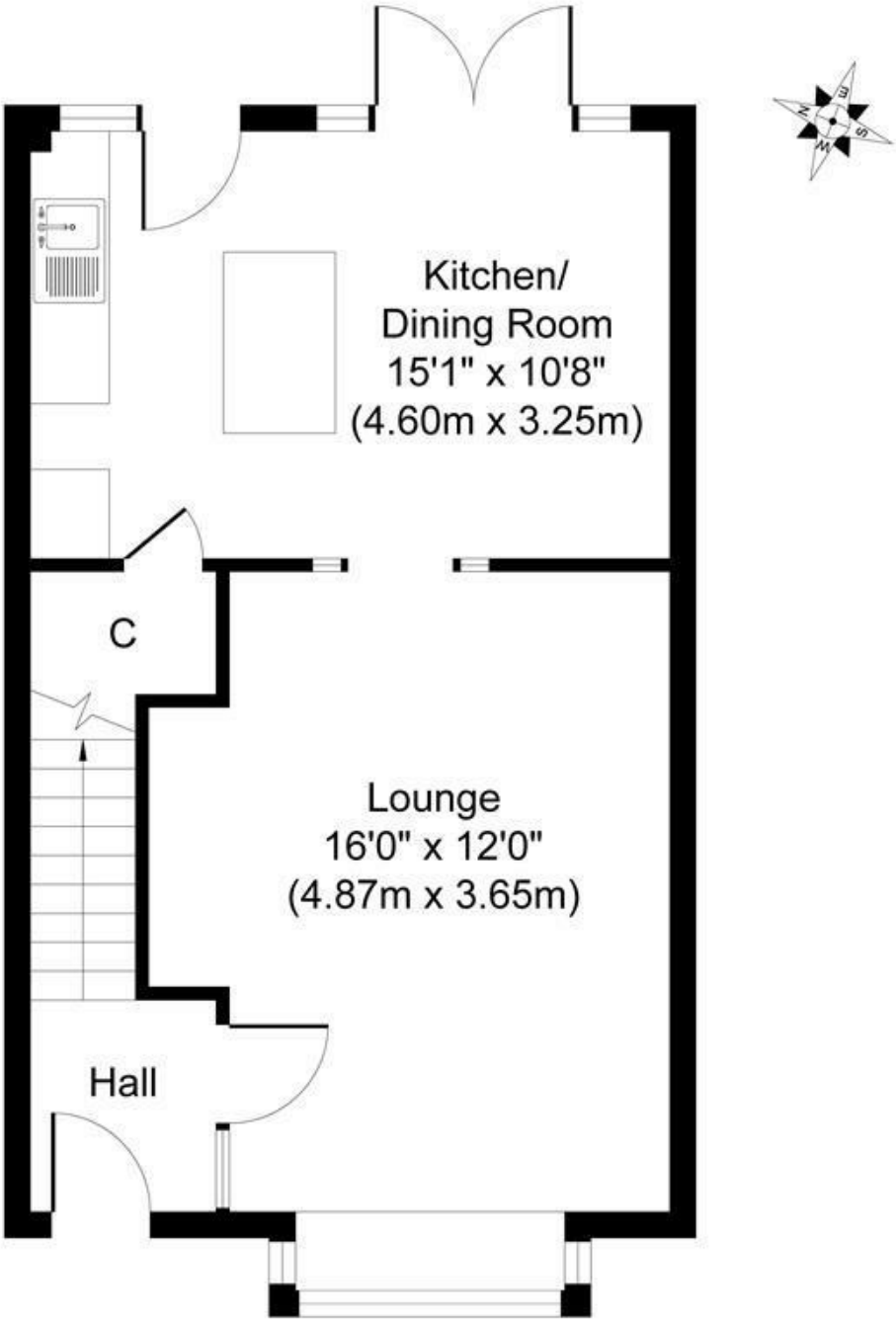
CALLS ANSWERED :
Mon, Tues, Wed & Thurs - 9.00am to 8.00pm
Friday - 9.00am to 5.30pm
Saturday - 9.00am to 5.00pm
Sunday - 11.00am to 3.00pm

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
444 sq. ft
(41.23 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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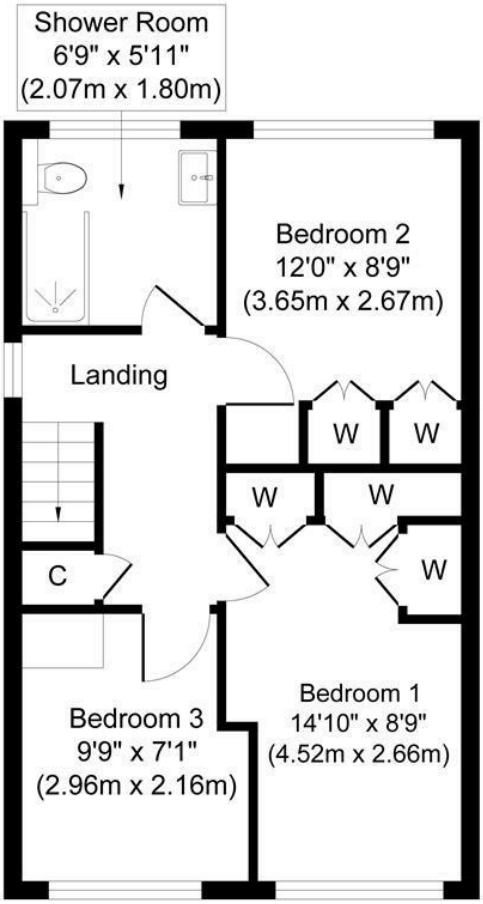

First Floor
Approximate Floor Area
431 sq. ft
(40.00 sq. m)

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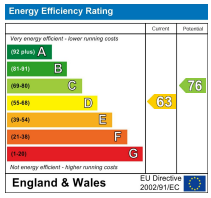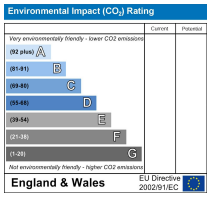
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