



## Wood Close, Thorpe Willoughby, YO8 9FL

Offers Over £255,000





## Wood Close

Thorpe Willoughby, Selby, YO8 9FL

- Immaculately Presented Three Bed Detached House
- South Facing Rear Garden
- Driveway Parking For Two Cars
- 91 Sq. M/ 983 Sq. Ft.
- Mains Electricity/ Mains Gas Central Heating
- Mains Water/ Mains Sewerage
- Freehold
- Brick Built Construction
- EPC Rating 'D' (67)
- Council Tax Band 'B'



An immaculately presented three bed detached house with South facing rear garden within the heart of of this popular Village. Situated in the highly sought-after Wood Close cul-de-sac, this property offers the perfect combination of contemporary living and traditional charm.

As you step inside, you are greeted by a warm and inviting reception hall area, ideal for welcoming guests or spending quality time with your family. The neutral-toned walls combined with splashes of colour create a calming ambiance.

The spacious living room is bathed in natural light thanks to the large window. The attractive panelled wall with glass door between the lounge and dining kitchen cleverly divides the living space but still allows plenty of light into these spaces.

The dining kitchen boasts a sleek and modern design, with ample storage and workspace. Whether you're a seasoned chef or a kitchen novice, this well-equipped area provides everything you need to prepare gourmet meals or simply cook daily family favourites. Adjacent to the kitchen is a delightful dining area, where you can savour delicious meals with your loved ones. There are French doors out from the dining area into the garden as well as a single door from the kitchen area.

The current owners have also divided what was the garage into a downstairs toilet and store with access to these areas from the kitchen.





Upstairs, you will find three generously sized bedrooms, each offering a tranquil retreat for you to unwind and rest after a long day. The stylish master bedroom is a tranquil haven to relax and unwind featuring plenty of built in storage cupboards.

This exceptional property also provides off street driveway parking for two cars. The South facing rear garden is a delightful haven, perfect for indulging in outdoor activities or simply enjoying a cup of tea while basking in the sunshine.

With a freehold tenure, this house offers stability and security, giving you the peace of mind that comes with owning your own home. The property benefits from mains electricity, mains gas central heating, mains water supply and mains drainage. Access to high-speed broadband and reliable mobile coverage ensures you can stay connected while enjoying the tranquillity of your surroundings.

Agents Note: Under Section 21 of The Estate Agents Act 1979, we would like to inform you that this property is owned by a relative of a member of JP Harll staff.

NB.

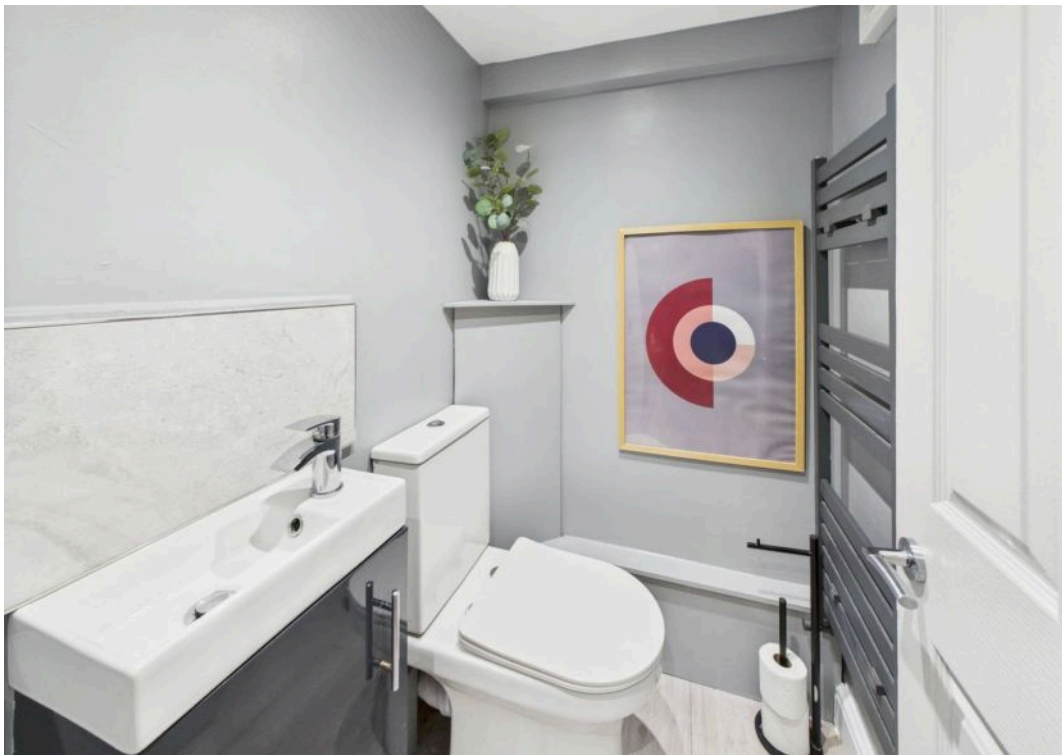
Front lounge window replaced July 2024. Two front upstairs windows replaced June 2022. Two rear upstairs windows June 2022.

New Kitchen and Bathroom fitted 2023.



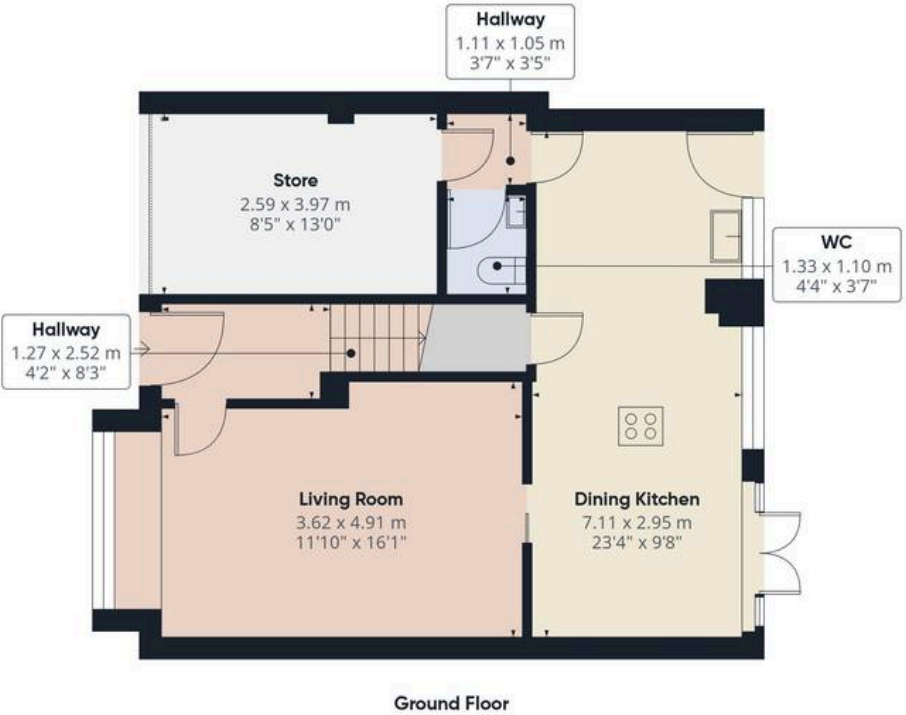












Approximate total area<sup>(1)</sup>  
91.3 m<sup>2</sup>  
983 ft<sup>2</sup>



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.





**JP Harll**

J P Harll Estate Agents, 24 Finkle Street – YO8 4DS

01757 709955 • [sales@jpharll.co.uk](mailto:sales@jpharll.co.uk) • [www.jpharll.co.uk/](http://www.jpharll.co.uk/)

