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BAY STREET

**THORPE WILLOUGHBY
SELBY
NORTH YORKSHIRE**



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Bay Street, Thorpe Willoughby, Selby



Situated in the heart of the ever-popular village of Thorpe Willoughby, this modern and energy-efficient four-bedroom detached home offers the perfect combination of space, comfort, and peace of mind. With an impressive EPC rating of B and approximately 5-6 years remaining on the builder's warranty, this is a property that not only looks the part but performs brilliantly too.

The welcoming entrance hall sets the tone, leading into a spacious lounge and a stunning open-plan kitchen/diner—ideal for entertaining or busy family life. A separate study provides the perfect work-from-home space, while a utility room and ground floor W.C add to the everyday practicality.

Upstairs, there are four well-proportioned bedrooms, including the main bedroom with en-suite shower room, plus a sleek family bathroom. The property features UPVC double glazing and gas central heating throughout, ensuring modern comfort and efficiency.

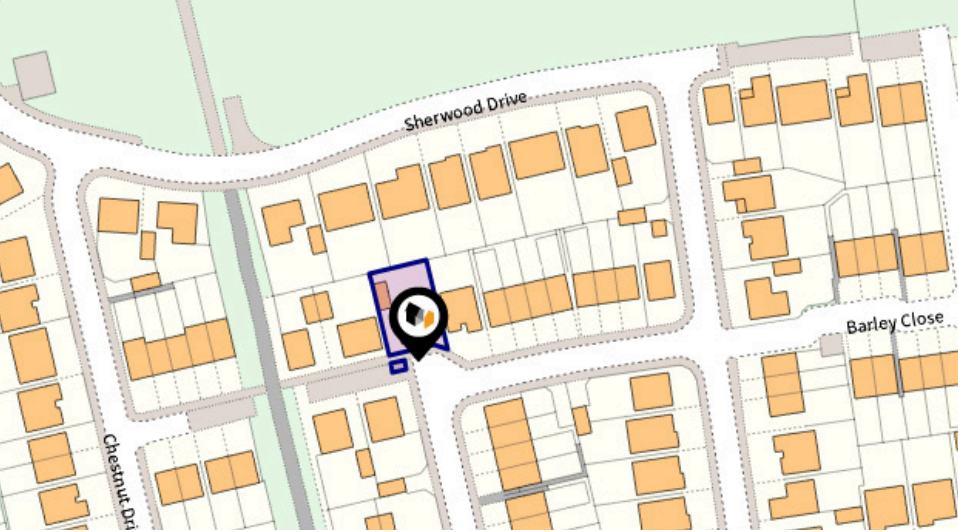
Outside, the home offers a smart, low-maintenance front garden with hedging, a driveway with electric car charging point, and a single detached garage. The rear garden is enclosed and private, mainly laid to lawn with a patio area and mature shrubs—ideal for relaxing or entertaining outdoors.

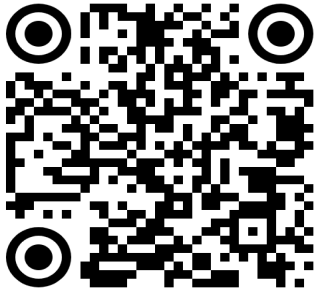
A stylish, efficient and future-proof family home in a superb location—viewing is a must.

- **Four Bedroom Double Fronted Detached**
- **Immaculately Presented**
- **Village Location**
- **Excellent Transport Links**
- **Off-Road Parking**
- **Single Garage**
- **5/6 Years of the Builders Warranty Remaining**
- **Electric Car Charging Point**







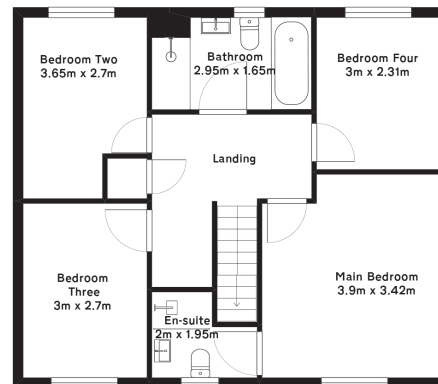
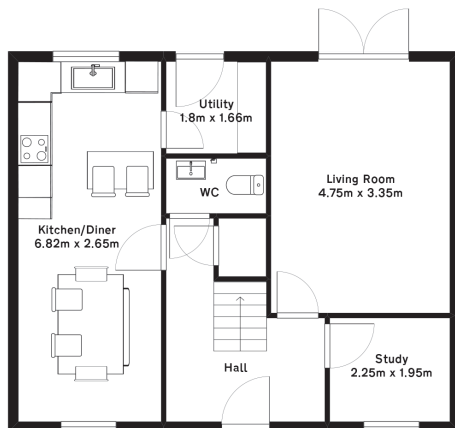


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TOTAL FLOOR AREA ACCORDING TO EPC
117 Square Metres (1259 Square Feet)

Garage



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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with 4Plan

Local amenities

Thorpe Willoughby is known for its strong sense of community, scenic surroundings, and convenient amenities including a local primary school, shops, pubs and eateries.

For commuters, Selby town centre and train station are just a short drive away, offering direct links to Leeds, York and further afield London Kings Cross is 2 Hours 7 Mins with regular trains throughout the day.

The nearby A63 also provides easy access to regional road networks including the A1M / M62 and M18.

PUBLIC TRANSPORT



NUMBER 164 - SELBY - LEEDS
NUMBER 626 - Chapel Haddlesey
- Selby High Schoolw



SELBY TRAIN STATION 2.42m
LINKS TO YORK, LEEDS, HULL
LONDON KINGS CROSS (2H 7M)

SCHOOLS



Thorpe Willoughby Primary (Good)
Hambleton Primary (Good)
Brayton Primary (Good)
Selby High School Secondary (Good)
Brayton Academy (Outstanding)

MAJOR ROADS



| | | |
|-----|-----|-------|
| M62 | J34 | 5.74m |
| A1M | J42 | 6.64m |
| M18 | J7 | 8.64m |

TENTURE TYPE: FREEHOLD

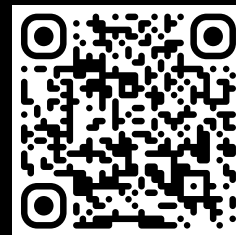
BUILT: 2021

COUNCIL TAX BAND: E
EPC B

LOCAL AUTHORITY:
North Yorkshire



COULD THIS BE
THE ONE?



JUST SCAN THE QR
CODE TO MAKE
AN OFFER.

Property **Sold** Properly



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