



Field Avenue | Thorpe Willoughby | YO8 9PS

£175,000

Two bed end terrace | Council Tax Band A | EPC Rating D

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VACANT POSSESSION & NO CHAIN. WELL PRESENTED. IDEAL STARTER HOME.

A delightful end terrace in good condition and situated in a highly sought after location. This property is perfectly positioned with convenient access to public transport links, making commutes and travel exceedingly straightforward.

The property features a well-structured layout with two bedrooms, a modern bathroom, a kitchen, and a reception room. The kitchen offers ample space for all your culinary needs while the reception room boasts enough room for relaxation and entertainment.

One of the highlights of this property is its outdoor space. It comes with an enclosed rear garden that offers a tranquil setting for relaxation or a lovely spot to enjoy a cup of tea in the morning or entertain guests during summer barbecues.

Additionally, the property benefits from a single garage which provides secure parking or can be utilised as additional storage space if required. This end of terrace property is a perfect blend of comfort and convenience with its excellent location and good condition.

Given its features and location, this property holds immense potential for homeowners looking for a comfortable residence in a desirable location. It represents a perfect opportunity for those wishing to put their own stamp on a property whilst enjoying the benefits of living in this attractive location.

Please feel free to contact us for more information or to arrange a viewing. This is a property that truly needs to be seen to be appreciated.

Ground Floor

Entrance Hall

PVCu double glazed entrance door, store cupboard and doors to rooms.

Kitchen 2.69m x 3.35m (8'10" x 11'0")

Having a range of light cream wall and base units with laminate worksurfaces and splashback tiling. Stainless steel sink and drainer. Integrated oven hob and extractor over. Space for fridge freezer, plumbing for washing machine, radiator, downlighters to ceiling, PVCu double glazed window and door to rear garden.

Lounge 5.16m x 3.40m (16'11" x 11'2")

PVCu double glazed bow window to front aspect, radiator, coving to ceiling and focal fireplace with gas fire. Door to stairs to first floor.

First Floor

Landing

PVCu double glazed window to side aspect, radiator, doors to rooms and loft hatch.

Bedroom 1 3.33m x 3.35m (10'11" x 11'0")

Bespoke fitted furniture with PVCu double glazed window to front aspect, radiator and coving to ceiling.

Bedroom 2 2.59m x 3.40m (8'6" x 11'2")

PVCu double glazed window to rear aspect, radiator and built in wardrobe.

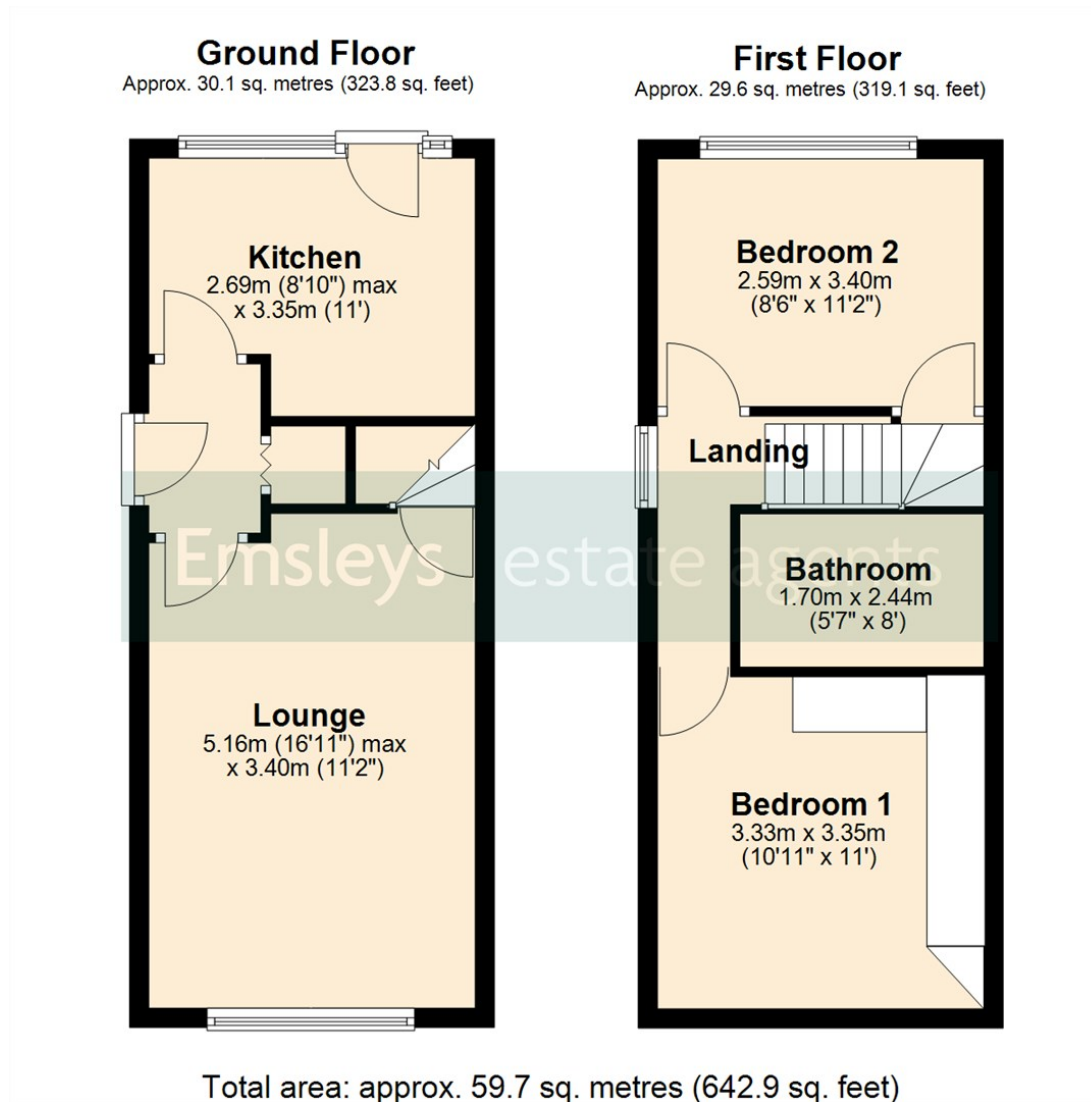
Bathroom 1.70m x 2.44m (5'7" x 8'0")

A beautifully presented modern suite with p-shaped shower bath, shower screen and shower over, vanity housed wash hand basin and unit housed push flush WC, fully tiled walls and floor, downlighters to ceiling, extractor fan and chrome central heating towel warmer.

Exterior

To the front is a pebbled buffer garden enclosed with shrubbery to boundary. A shared drive leads to the rear with a single garage and enclosed secure gated access to a garden with decked patio and artificial lawn.





These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.



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