









Welcome to

Sherwood Drive, Thorpe Willoughby Selby

An outstanding opportunity to acquire this beautiful detached family home, set in the popular location of Thorpe Willoughby













Entrance Hall

Door to the front, understairs cupboard and a radiator.

Cloakroom

Low level W/C, wash hand basin, radiator and window to the side.

Lounge

19' 2" into bay x 10' 8" (5.84m into bay x 3.25m) Bay window to the front and a radiator.

Kitchen/ Diner

22' 2" x 10' (6.76m x 3.05m)

Fitted kitchen with a range of wall and base units, work surfaces, electric induction hob, oven, cooker hood, sink drainer, integrated fridge freezer, integrated dishwasher, radiator, space for dining table, window to the rear and french style doors to the rear.

Utility Room

5' 11" x 5' 5" (1.80m x 1.65m)

Door to the cloakroom, plumbing for an automatic washing machine and door to the rear.

Landing

Airing cupboard and access to boarded loft.

Bedroom 1

12' 10" into recess x 10' 9" (3.91m into recess x 3.28m) Window to the front, en-suite and a radiator.

En-Suite

En-suite with shower cubicle, low level W/C, wash hand basin, towel style radiator and window to the front.

Bedroom 2

13' 6" into recess x 13' 3" into recess (4.11m into recess x 4.04m into recess)

Window to the front and built in storage cupboard.

Bedroom 3

11' 1" into recess x 10' 8" (3.38m into recess x 3.25m) Window to the rear and a radiator.

Bedroom 4

13' 7" into recess x 8' 9" into recess (4.14m into recess x 2.67m into recess)

Window to the rear and a radiator.

Bathroom

Bathroom with bath and shower over, low level W/C, wash hand basin, towel style radiator and window to the rear.

Front Garden

Well-presented front garden with wild flowers, EV charging point, storage with garage roller door and solar controls.

Rear Garden

Enclosed rear garden with gated access, lawned area, patio area, decking area, BBQ area, air source heat pump, outside tap, shed and fence surround.

Gym

14' 1" x 9' 4" (4.29m x 2.84m)

Access from the hallway with power and light points.





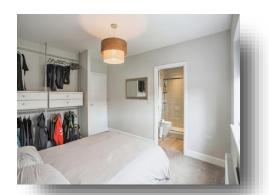
Welcome to

Sherwood Drive, Thorpe Willoughby Selby

- Beautfully Presented Detached Home
- Air Source Heat Pump
- EV Charger
- Solar Panels
- Sought After Location

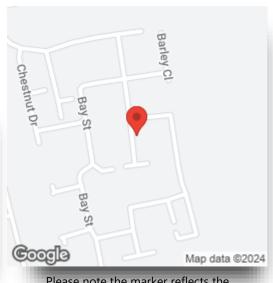
Tenure: Freehold EPC Rating: B

£375,000









Please note the marker reflects the postcode not the actual property

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Property Ref: SEL108000 - 0005 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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