



**15 The Brambles**

Thorpe Willoughby, Nr Selby, YO8 9LL

**Asking Price Of £230,000**



# Property Features

- Detached Bungalow in quiet edge of Village cul-de-sac
- 15' Lounge, 15' Dining Kitchen & Sun Room
- 2 Bedrooms & Shower Room
- Gas CH, UPVC DG, Brick Garage & Gardens
- Ideally placed for Selby, Leeds & York

## Full Description

### SITUATION

From Selby take B1238 (the old A63) into Thorpe Willoughby. On reaching the Village turn left into Fox Lane. Proceed towards the end of Fox Lane and then turn right into The Brambles. The property will be found at the head of the cul-de-sac in the top left hand corner.

### THE PROPERTY

This consists of a pleasant Detached Bungalow being situated in a tucked away position in a small quiet cul-de-sac located towards the edge of the popular Village of Thorpe Willoughby which is ideally placed for the Market Town of Selby and for commuting to the Cities of Leeds and York. The accommodation presently comprises:

### ACCOMMODATION

#### ENTRANCE PORCH

Leading to:

#### ENTRANCE HALL

UPVC front door, radiator and cloaks cupboard.

#### LOUNGE 15' 0" x 11' 0" (4.57m x 3.35m)

Adam Style fireplace surround housing capped off Gas Fire. Bow window to front and radiator.

#### DINING KITCHEN 15' 6" x 10' 3" (4.72m x 3.12m)

Range of units comprising sink unit, base units with worktops, drawer unit, wall cupboards and breakfast bar. Built in oven and hob with extractor over. Integrated fridge. Plumbing for auto washer. Radiator, part ceramic tiled walls, gas central heating boiler and French doors to the rear.



### SUN ROOM 10' 6" x 9' 3" (3.2m x 2.82m)

Radiator and French doors to the rear.

### FRONT BEDROOM 10' 9" x 7' 0" (3.28m x 2.13m)

Radiator.

### REAR BEDROOM 11' 6" x 11' 0" (3.51m x 3.35m)

Built in wardrobes, cupboards and bedside cabinets.

Radiator.

### SHOWER ROOM

White suite comprising shower cubicle, vanity washbasin and low flush WC with concealed cistern. Heated towel rail and part ceramic tiled walls.

### COVERED VERANDAH 22' 0" x 9' 0" (6.71m x 2.74m)

### TO THE OUTSIDE

Brick GARAGE 17' 6 x 8'3 with up and over door to front, personal door to side, power laid on and driveway approach from The Brambles.

Lawned garden to front.

Paved garden area to rear.

### SERVICES

It is understood that mains drainage, mains water, electricity and gas are laid to the property. There is gas fired central heating to radiators and windows are double glazed with uPVC framed sealed units.

None of the services or associated appliances have been checked or tested.

### COUNCIL TAX

It is understood that the property is in Council Tax Band C, which is payable to the North Yorkshire Council.

### VIEWING

Should you wish to view this property or require any additional information, please ring our Goole Office on 01405 762557.





OFFER PROCEDURE

If you are interested in this Property and wish to make an Offer then this should be made to the Townend Clegg & Co Office dealing with the Sale. I would point out that under the Estate Agency Act 1991, you will be required to provide us with the relevant Financial Information for us to verify your ability to proceed with the purchase, before we can recommend your Offer to the Vendor. It will also be necessary for you to provide Proof of Identification in order to adhere to Money Laundering Regulations.

PROPERTY TO SELL

If you are interested in this Property and wish to make an Offer then this should be made to the Townend Clegg & Co Office dealing with the Sale. I would point out that under the Estate Agency Act 1991, you will be required to provide us with the relevant Financial Information for us to verify your ability to proceed with the purchase, before we can recommend your Offer to the Vendor. It will also be necessary for you to provide Proof of Identification in order to adhere to Money Laundering Regulations.

PROPERTY TO SELL

Take advantage of our very competitive fees, ring 01405 762557 to arrange your Free Marketing Advice and Appraisal.

WHETHER BUYING OR SELLING LET US SMOOTH THE PATH TO YOUR NEW HOME.

ENERGY PERFORMANCE GRAPHS

An Energy Performance Certificate is available to view at the Agent's Offices and the Energy Efficiency Rating and Environmental (CO2) Impact Rating Graphs are shown.

FLOOR PLANS

These floor plans are intended as a guide only. They are provided to give an overall impression of the room layout and should not be taken as being scale drawings.



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. EPC247 DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

4 Belgravia,  
Goole,  
DN14 5BU

[www.townendclegg.co.uk](http://www.townendclegg.co.uk)  
[sales@townendclegg.co.uk](mailto:sales@townendclegg.co.uk)  
01405 762557

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements