



Elmhirst  
Parker  
Estate Agents & Solicitors



# 23 Foxdale Avenue

Thorpe Willoughby  
YO8 9NN

Offers in the region of  
£225,000



- SEMI-DETACHED DORMER BUNGALOW
- THREE BEDROOMS
- LARGE LIVING ROOM
- CONSERVATORY
- DOWNSTAIRS SHOWER ROOM
- KITCHEN & SEPARATE DINING AREA
- GARDENS TO FRONT AND REAR
- POPULAR VILLAGE LOCATION
- NO ONWARD CHAIN





**\*\* SEMI-DETACHED DORMER BUNGALOW WITH NO ONWARD CHAIN \*\*** Situated in a popular village location and comprising:- entrance hall, living room, kitchen, dining area, conservatory, bedroom 1 and shower room to the ground floor with two further bedrooms to the second. Outside are gardens to the front and rear and garage.

UPVC entrance door leading into:-

**Entrance Hall**

With stairs off to the first floor and a radiator. Doors off to living room, shower room and Bedroom 1.

**Bedroom 1**

2.76 x 2.71 (9'0" x 8'10")

Having a storage cupboard and a window to the side elevation. Radiator.

**Shower Room**

2.07 x 1.67 (6'9" x 5'5")

Being half tiled and having a large walk in shower, wash hand

basin and wc. Having a window to the side elevation and a radiator.

**Living Room**

7.35 x 3.33 (24'1" x 10'11")

A spacious living space with a window to the front elevation and french doors to the rear giving access to the conservatory. Wall mounted electric fire and a radiator. Door into:-

**Dining Area**

3.74 x 2.27 (12'3" x 7'5")

Having a storage cupboard and a window to the side elevation. Radiator and opening into:-

**Kitchen**

3.31 x 2.61 (10'10" x 8'6")

Having a good range of light oak effect base and wall units. Complimentary work surfaces incorporating a stainless steel sink unit with mixer tap over. Integrated dishwasher, fridge,



microwave, electric oven and hob with extractor over. Plumbing for washing machine. Door to the side elevation and a window to the rear.

### Conservatory

3.32 x 3.10 (10'10" x 10'2")

Being of UPVC construction and having french doors to the rear elevation.

### 1st Floor

#### Bedroom 2

4.55 x 3.31 (14'11" x 10'10")

Having eaves storage and a separate storage cupboard housing combi boiler. Window to the front elevation and a radiator.

#### Bedroom 3

3.64 x 2.78 (11'11" x 9'1")

Having eaves storage and a window to the side elevation. Radiator.

### Outside

To the front is a small lawned area with mature shrubs and trees. A block paved driveway to the side leads to the single garage. The enclosed rear garden is also laid to lawn with a paved patio area and fence boundary. There is also a small workshop / potting shed.





107 SQ.M (1151 Sq ft.)  
Approximate Total Floor Area



All measurements have been taken using laser distance metre or sonic tape measure and therefore may be subject to a small margin of error. Whilst we endeavour to make our sales details accurate and reliable. If there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if travelling some distance.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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