



Elmhirst
Parker
Estate Agents & Surveyors



14 The Brambles

Thorpe Willoughby
YO8 9LL

Offers in the region of
£340,000

- MODERNISED TO A HIGH STANDARD
- BEAUTIFULLY PRESENTED THROUGHOUT
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- CUL DE SAC LOCATION
- VIEWING HIGHLY RECOMMENDED
- DETACHED GARAGE
- ENCLOSED REAR GARDEN
- EN SUITE TO MASTER BEDROOM
- 2 BEDROOMS WITH ADDITIONAL DRESSING ROOM/3RD BEDROOM





****A RARE OPPORTUNITY TO ACQUIRE A BEAUTIFUL DETACHED BUNGALOW IN A SOUGHT AFTER CUL DE SAC WITHIN THORPE WILLOUGHBY**** The property has been modernised and finished to a high standard and briefly comprises three bedrooms, one of which is currently used as dressing room, a large living room, modern kitchen extending into conservatory, bathroom, en suite to master bedroom and utility. Outside is a gated drive leading to a detached garage and low maintenance gardens to the front and rear.

Entrance Hall

Covered entrance with composite door and side light leading into the hallway. Engineered oak flooring and complimentary oak doors with rooms off. Two storage cupboards.

Living Room

5.57 max x 3.62 (18'3" max x 11'10")

Bright, airy living room with central feature fire place and bay window to the front elevation with a radiator under.

Bathroom

2.19 x 1.82 (7'2" x 5'11")

Fully tiled with a window to the side elevation. pedestal sink, w/c and panelled bath with mixer shower over. Vertical 'ladder style' radiator.

Kitchen

6.50 x 3.14 (21'3" x 10'3")

Beautifully finished kitchen with integrated appliances including double oven, dishwasher, 1.5 sink unit and electric hob with extractor over. A good range of white fronted cupboards and drawers with contrasting slim line worktop and space for large American style fridge freezer. Tall grey radiator. Extending into conservatory.

The conservatory has glazing down one side over looking the garden and full width bifolding doors. Two tall grey radiators.

Utility

2.88 x 1.79 max (9'5" x 5'10" max)

Side entrance door. Worktop with light oak effect wall units over and plumbing for washer and dryer under.

Bedroom 1

3.86 x 3.29 (12'7" x 10'9")

Double bedroom with en suite and dressing room. Window to rear elevation with radiator under.

En Suite

3.21 x 0.95 (10'6" x 3'1")

New ensuite fully tiled with window to the rear elevation. Vanity sink with drawers under, w/c. Large low access shower enclosure with mixer shower. Ladder style radiator.



Bedroom 2

3.15 max x 2.89 (10'4" max x 9'5")
Bay window to front elevation and radiator.

Bedroom 3 / Dressing Room

2.88 x 2.21 max (9'5" x 7'3" max)
Currently used as a walk in wardrobe dressing room with access from bedroom 1 or hallway. Window to the side elevation.

Garage

5.36 x 2.74 (17'7" x 8'11")
Detached garage with up and over front door, side window and PVC entrance.
Power connected.

Outside

To the front there is a low maintenance lawned area with a block paved, gated driveway leading to the garage.
Enclosed rear garden offers privacy and is not over looked. Large decked area.
Raised borders with mature shrubs and lawn. Paved path for side access to garage.

Utilities

Mains Gas
Mains Electric
Mains Water (not metered) and Mains Sewerage
Broadband FTTC - Superfast
Mobile - 4G





89 SQ.M (957 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	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	84
(69-80) C	
(55-68) D	66
(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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