



Elmhirst  
Parker  
Estate Agents & Solicitors



# 9 Wood Lane

Thorpe Willoughby  
YO8 9PT

Offers in the region of  
£230,000



- DETACHED HOUSE
- FOUR BEDROOMS
- TWO RECEPTIONS
- DOWNSTAIRS CLOAKROOM
- CONSERVATORY
- LOW MAINTENANCE GARDENS TO THE FRONT AND REAR
- DETACHED GARAGE
- EPC C
- SOME MODERNISATION REQUIRED
- NO CHAIN





Welcome to this charming property located on Wood Lane in the delightful village of Thorpe Willoughby, Selby. This detached house boasts four bedrooms, offering ample space for a growing family or those who enjoy having guests over. Situated in a popular village location, this property provides a peaceful setting for its residents and the addition of a conservatory allows for a lovely space to relax. Although some modernisation may be required, this presents an exciting opportunity for the new owners to put their stamp on the property and create a home tailored to their tastes and preferences. Furthermore, the fact that this property is offered with no chain adds to the convenience and ease of the buying process.

UPVC entrance door leading into:-

#### Entrance Hall

With stairs off to the first floor which has a stairlift but this can be removed by the vendors if required.

#### Living Room

6.15m x 3.22m (20'2" x 10'6")

Having a large brick fireplace currently housing a gas burner. With a bay window to the front elevation and a radiator. Double doors leading into:-

#### Dining Room

3.79m x 2.32m (12'5" x 7'7")

With a door and open view into the kitchen and patio doors into:-

#### Conservatory

2.68m x 2.46 (8'9" x 8'0")

Being of UPVC construction with a brick base and glazed to three sides. One side is glazed with opaque glass for extra privacy. Door to the side into the rear garden.

#### Kitchen

3.79m x 2.15m (12'5" x 7'0")

Having a range of white fronted base and wall units with complimentary work surfaces incorporating a stainless steel sink. Integrated electric oven with gas hob and extractor over. Plumbing for an automatic washing machine and space for an under counter fridge. With a window to the rear elevation. Lobby with a door to the side elevation and door to:-

#### Cloakroom

Having a white suite comprising wash hand basin inset into vanity unit and wc. With a window to the side elevation.

#### Landing

With doors off and a storage cupboard housing boiler. Please note the stair lift can be removed if required.

#### Bedroom 1

4.72m x 2.8m (15'5" x 9'2")

Having a window to the rear elevation and a radiator.



### Bedroom 2

3.51m x 2.25m (11'6" x 7'4")

Having a bay window to the front elevation and a radiator.

### Bedroom 3

3.83m x 1.67m (12'6" x 5'5")

Having a window to the rear elevation and a radiator.

### Bedroom 4

2.15m x 1.67m (7'0" x 5'5")

Having a bay window to the front elevation and a radiator.

### Shower Room

2.8m x 1.64m (9'2" x 5'4")

Being fully tiled and having a large walk in shower, wash hand basin and wc. With a window to the side elevation.

### Garage

Detached garage with up and over door.

### Outside

Having low maintenance gardens to the front and rear. A pebbled area with shrubs to the front has a block paved driveway to the side leading to the garage and gated access to the rear garden. This is paved and has flower beds and includes a shed and greenhouse.

### Utilities

Mains Electric

Mains Gas

Mains Water (not metered)

Mains Sewerage

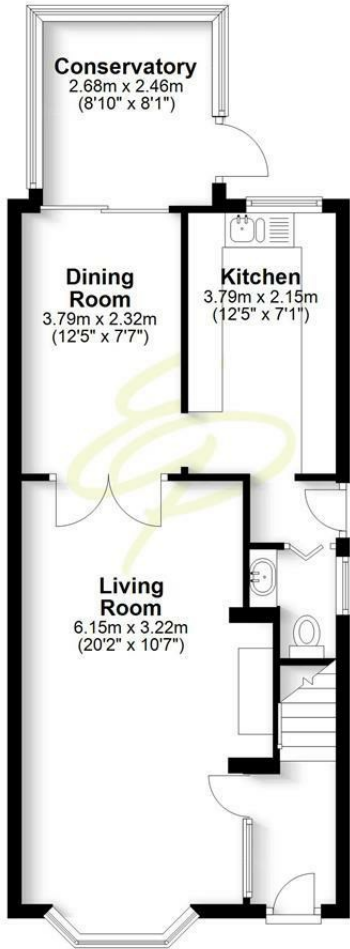
Mobile 4G

Broadband FTTC (Superfast)



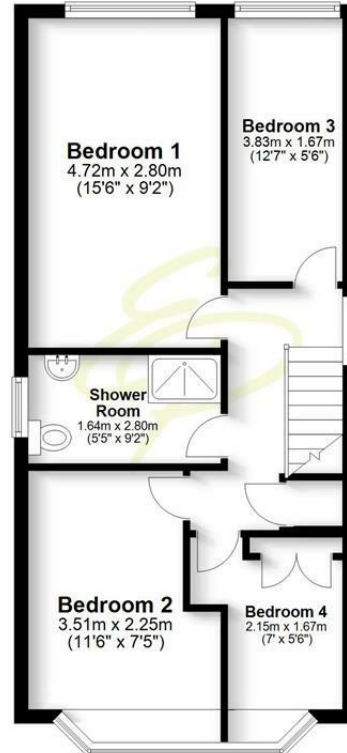
### Ground Floor

Approx. 53.0 sq. metres (570.5 sq. feet)



### First Floor

Approx. 46.1 sq. metres (496.6 sq. feet)



Total area: approx. 99.1 sq. metres (1067.0 sq. feet)

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.  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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