



Elmhirst  
Parker

Estate Agents & Solicitors



# 3 Cedar Close

Thorpe Willoughby  
YO8 9QL

Offers in the region of  
£169,500



- SEMI DETACHED BUNGALOW
- TWO BEDROOMS
- MODERN KITCHEN
- SHOWER ROOM RE-FITTED IN LAST FEW YEARS
- MODERN UPVC DOUBLE GLAZING THROUGHOUT
- LOW MAINTENANCE GARDENS
- POPULAR VILLAGE LOCATION
- NO ONWARD CHAIN







Nestled in the charming village of Thorpe Willoughby, this delightful semi-detached bungalow on Cedar Close offers a perfect blend of modern living and tranquil surroundings. With two well-proportioned bedrooms, this property is ideal for couples, small families, or those seeking a peaceful retirement. Upon entering, you will be greeted by a spacious reception room and a modern kitchen which is equipped with contemporary fittings. The modern shower room has been updated in the last few years adds to the convenience of this lovely home. The low maintenance gardens surrounding the property offer an outdoor space, allowing you to enjoy the beauty of nature without the burden of extensive upkeep. The popular village location provides local amenities while still being conveniently close to Selby and its various amenities. One of the key advantages of this property is that it comes with no onward chain.

UPVC entrance door leading into:-

Entrance Hall

With a storage cupboard. Opening into:-

Kitchen

2.43m x 2.3m (7'11" x 7'6")

Having a modern quality kitchen with a good range of base and wall units. Stainless steel sink unit with mixer tap over. Integrated electric oven and hob with extractor over. Space for washer and fridge (appliances included). Window to the side elevation.

Living Room

5.33m x 3.24m max (17'5" x 10'7" max)

Having a fireplace housing a gas fire. Window to the front elevation.

Inner Hall

With a storage cupboard and doors off





### Bedroom 1

3.08m x 2.86m (10'1" x 9'5")

Having a window to the rear elevation and a radiator.

### Bedroom 2

3.08m max x 2.55m (10'1" max x 8'4")

Having french doors to the rear elevation and a radiator.

### Shower Room

Fully tiled modern shower room updated within the last few years. Mixer shower in corner cubicle, wc and vanity sink.

With a window to the side elevation and a radiator.

### Outside

Low maintenance gardens with a gravelled area to the front and a lawn and paved area to the rear. There is a shared driveway which leads to a parking area and garage.

### Utilities

Mains Electric

Mains Gas

Mains Water (not metered)

Mains Sewerage

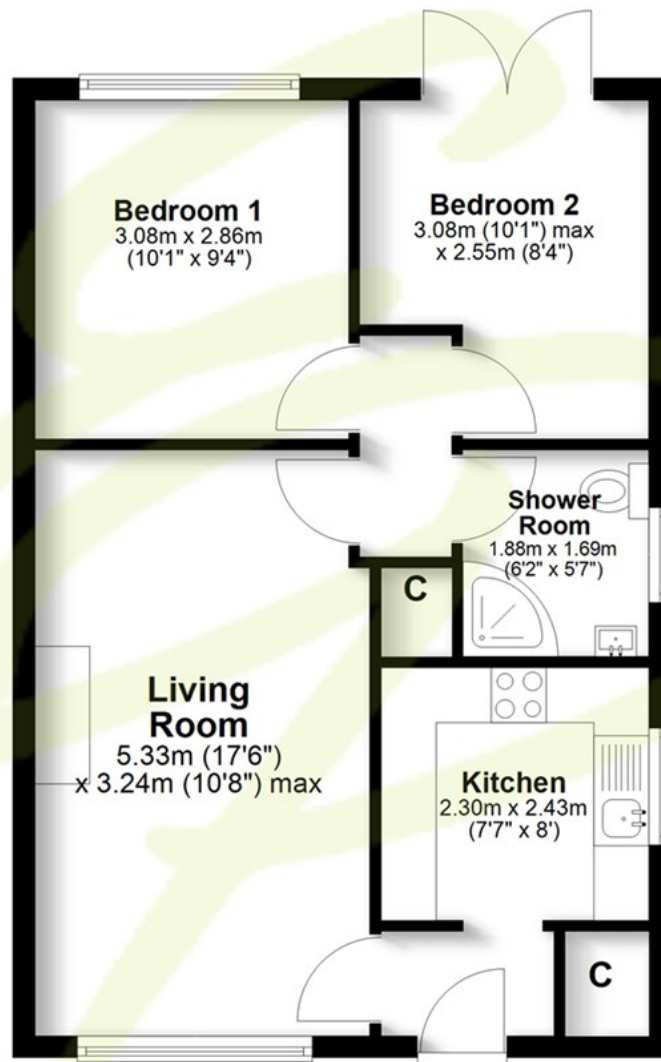
Mobile - 4G

Broadband - FTTP (Ultra fast)



## Ground Floor

Approx. 48.4 sq. metres (520.8 sq. feet)



Total area: approx. 48.4 sq. metres (520.8 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>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>67</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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