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Parker  
Estate Agents & Solicitors



# 14 Willow Rise

Thorpe Willoughby  
YO8 9PP

Offers in the region of  
£215,000



- SEMI DETACHED DORMER HOUSE
- THREE BEDROOMS
- LARGE LOUNGE/DINING AREA
- CONSERVATORY
- BATHROOM TO FIRST FLOOR
- GAS HEATING AND DOUBLE GLAZING
- GARDENS TO FRONT AND REAR
- POPULAR VILLAGE LOCATION
- NO ONWARD CHAIN







Welcome to Willow Rise, Thorpe Willoughby, Selby - a charming semi-detached house boasting a spacious 940 sq ft layout, perfect for comfortable living. Upon entering, you are greeted by a large lounge dining area, ideal for entertaining guests or simply relaxing with your loved ones. This leads into the conservatory which provides a lovely space to enjoy the natural light all year round. With three bedrooms, there is ample space for a growing family or for those in need of a home office or guest room. The property also features a well-maintained bathroom, ensuring convenience for all residents. Outside is off road parking with space for two vehicles and gardens to the front and rear. What's more, this property comes with no chain, meaning you could be moving in sooner than you think!

UPVC entrance door with glazed side panel leading into:-

#### Entrance Hall

With doors off and stairs to the first floor. laminate floor, storage cupboard and radiator.

#### Lounge/Diner

7.02m x 3.42m max (23'0" x 11'2" max)

A large through lounge and dining area having a stone fireplace housing a gas fire. With windows to the front elevation and a radiator. Sliding doors leading into:-

#### Conservatory

3.27m x 2.49m (10'8" x 8'2")

With a brick base and tiled floor. Having double glazed windows overlooking the rear garden.

#### Kitchen

2.90m x 2.24m (9'6" x 7'4")

Having a good range of cream fronted wall and base units.

Complimentary work surfaces incorporating a one and a half bowl composite sink unit with mixer taps over.

Space for a gas cooker and extractor over. Plumbing for automatic washing machine. With a window to the side elevation and a door to:

#### Rear Porch

Being a useful area for storing coats, shoes etc and having a tiled floor. With windows to the side and rear elevations and a door leading to the rear.

#### Landing

With access to the roof space and doors off.

#### Bedroom 1

4.00m x 3.18m (13'1" x 10'5")

Being of a double size and having a fitted cupboard. With a window to the front elevation and a radiator.





### Bedroom 2

2.87m x 3.18m (9'5" x 10'5")

Having a window to the rear elevation and a radiator.

### Bedroom 3

3.07m x 2.03m (10'1" x 6'8")

Having a window to the front elevation and a radiator.

### Bathroom

1.94m x 1.66m (6'4" x 5'5")

Being fully tiled and having a white three piece suite comprising panelled bath with electric shower over, wash hand basin inset into a vanity unit with further storage cupboards and a wc. Chrome style ladder effect towel rail/ radiator and a window to the rear elevation.

### Outside

To the front is a lawned area with a driveway to the side providing ample off road parking. The rear is also laid to lawn with mature shrubs and a large paved patio area. The garden shed included in the sale.

### Utilities

Mains Electric

Mains Gas

Mains Water (metered)

Mains Sewerage

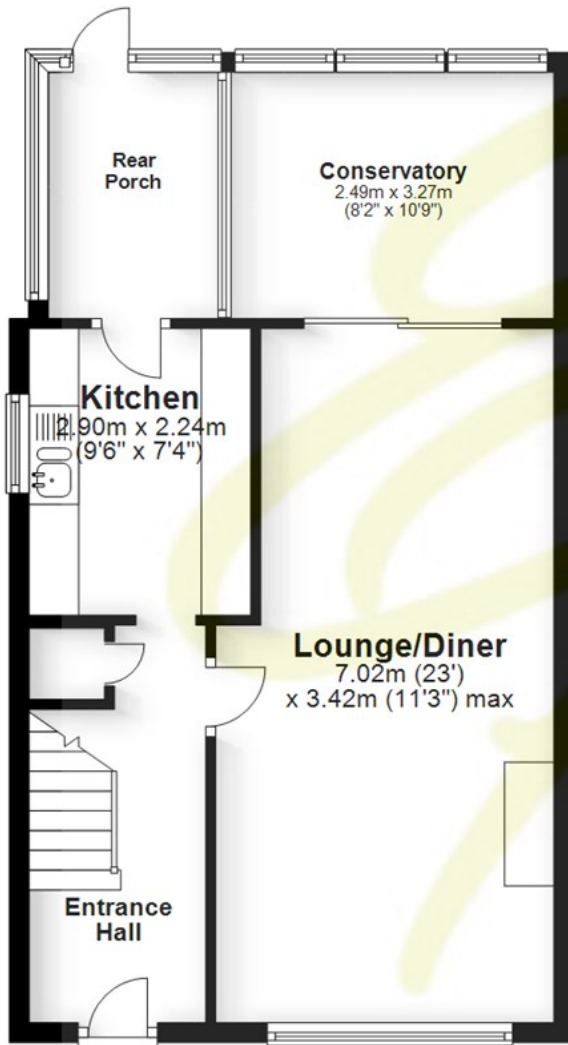
Mobile 4G

Broadband FTTC - Ultrafast



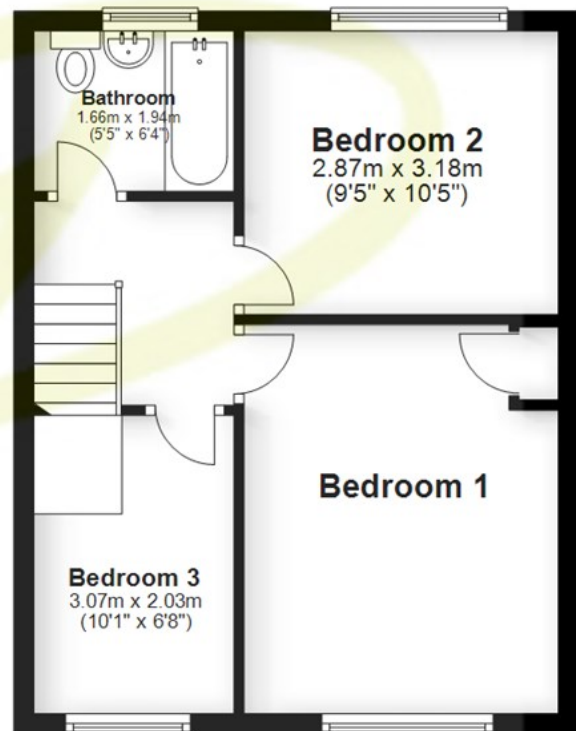
## Ground Floor

Approx. 50.5 sq. metres (543.5 sq. feet)



## First Floor

Approx. 36.9 sq. metres (397.0 sq. feet)



Total area: approx. 87.4 sq. metres (940.4 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>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>62</b>
(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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