

Park Row

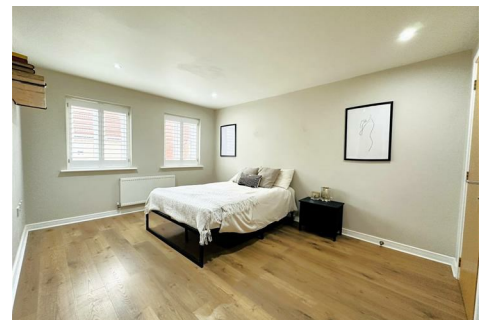


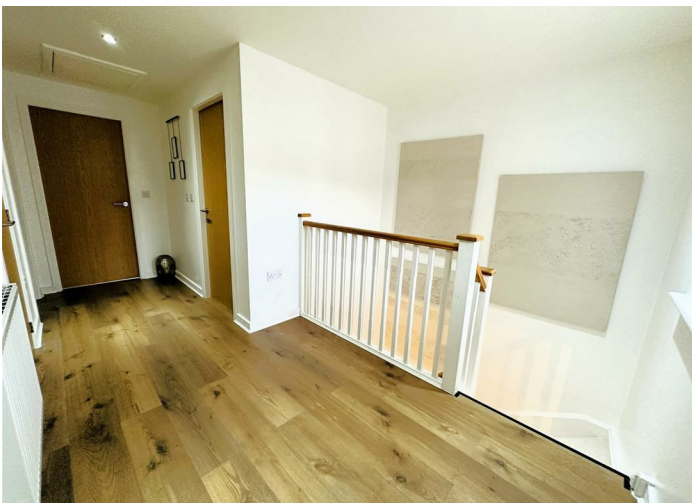
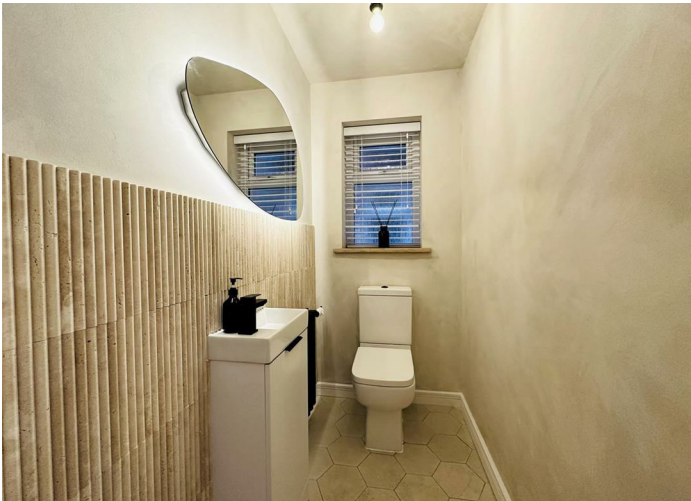
Howard Close, Thorpe Willoughby, Selby, YO8 9FX

Offers Over £290,000



****EN SUITE TO BEDROOM ONE**SOLAR PANELS AND TWO EV CHARGERS**EN SUITE TO BEDROOM ONE**** Situated in the village of Thorpe Willoughby, this detached property briefly comprises: Lounge Diner, Breakfast Kitchen, Utility and Downstairs w.c. To the First Floor are three bedrooms, one En Suite and a Bathroom. Externally, there is off street parking and an enclosed rear garden. **VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE POSITION OF PROPERTY ON OFFER. RING US 7 DAYS TO BOOK A VIEWING. 'WE OPEN UNTIL 8PM MONDAY TO THURSDAY, 5.30 FRIDAYS, 5.00 SATURDAYS AND 11.00 - 3.00 SUNDAYS'.**









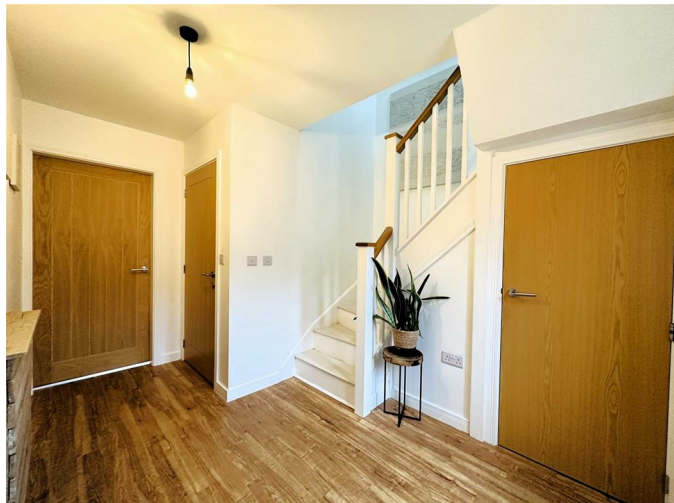


GROUND FLOOR ACCOMMODATION: Entrance

Composite panel effect door with top section having two double glazed frosted panels to the front elevation leading through into:

Hall

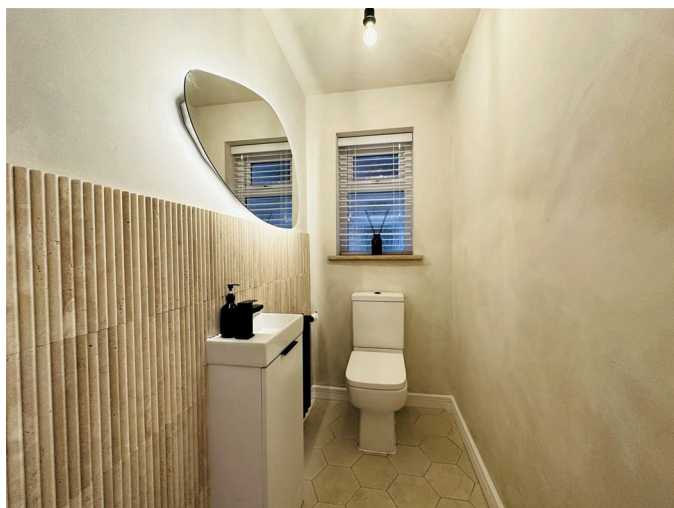
12'7" x 7'1" (3.86m x 2.16m)



Stairs leading to First Floor Accommodation with balustrade and spindles, under stairs storage cupboard, keypad for intruder alarm and central heating radiator. Wood effect flooring and oak doors leading off.

Ground Floor w.c

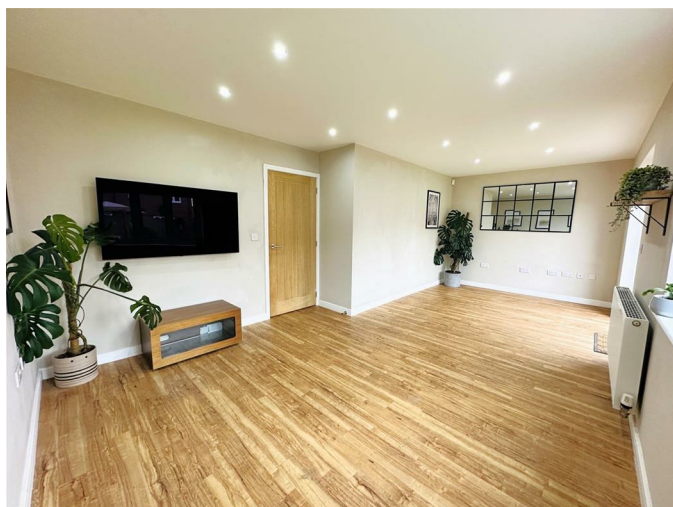
5'9" x 3'6" (1.77m x 1.08m)



White low flush w.c black fittings and white wash hand basin with black mixer tap over set into white vanity unit and tiled splashback. Black wall mounted contemporary central heating radiator, uPVC double glazed frosted window to the side elevation and tiled flooring.

Lounge Diner

20'10" x 11'4" (6.37m x 3.47m)

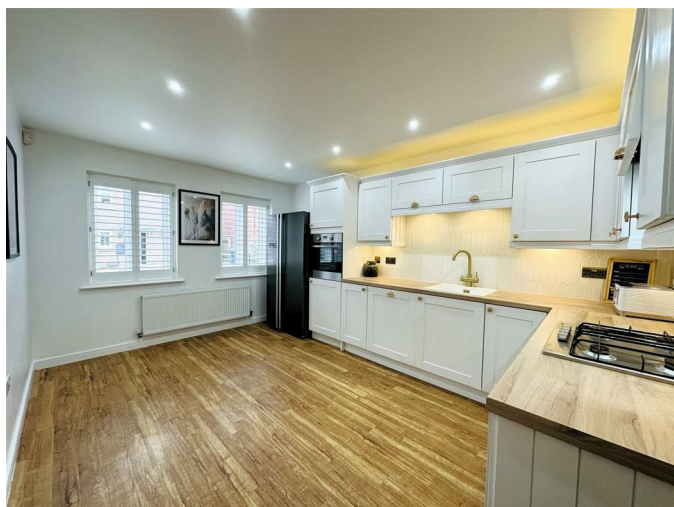


UPVC double patio doors and uPVC double glazed window to the rear elevation, central heating radiator, wood effect flooring and television and telephone points.



Breakfast Kitchen

14'7" x 10'4" (4.45m x 3.17m)



Range of white fronted base and wall units with brushed gold handles and underlighting to wall units. Single bowl white granite effect sink with brushed gold mixer tap and instant hot water tap over, set into wood effect laminate work surface with tiled splashback. Solid wood plantation shutters to windows.



Integrated appliances include: electric oven, four ring gas hob with extractor fan over benefiting from downlighting and dishwasher. Twin uPVC double glazed windows to the front elevation, central heating radiator and wood effect flooring. Door into:

Utility

11'1" x 5'10" (3.38m x 1.79m)

Range of white fronted base, wall and larder units with brushed gold handles. White sink with brushed gold mixer tap over set into wood effect laminate worksurface. Plumbing for washing machine, 'Potterton' central heating boiler, uPVC door with top section having double glazed frosted panel to side elevation and keypad for intruder alarm. Wood effect flooring and central heating radiator.

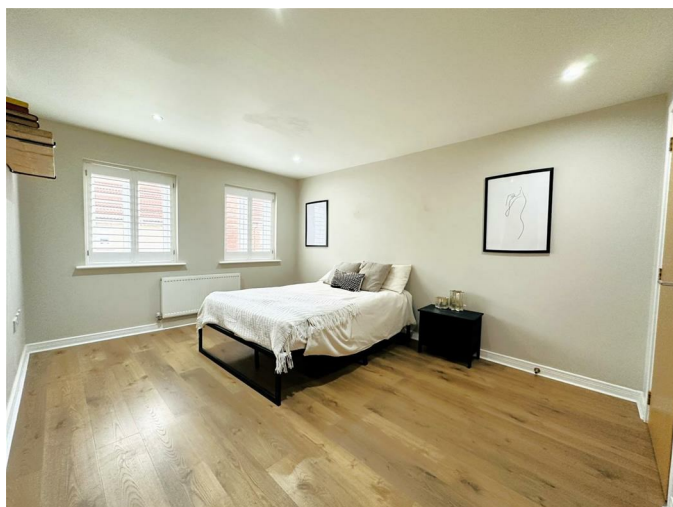
FIRST FLOOR ACCOMMODATION: Landing



UPVC double glazed window to front elevation with solid wood plantation shutters, further balustrade and spindles, and wood effect flooring. Central heating radiator, loft access and storage cupboard housing the pressurised hot water cylinder. Doors leading off:

Bedroom One

13'10" x 10'6" m (4.22m x 3.21 m)



Twin uPVC double glazed windows to the front elevation with solid wood plantation shutters and central heating radiator. Television and telephone points, wood effect flooring and door into:

En Suite

7'6" x 4'3" (2.31m x 1.31m)



Chrome trimmed shower cubicle with fixed head shower and chrome controls. White low flush w.c with chrome fittings, white pedestal wash hand basin with chrome mixer tap over and electric shaver point. Behind the suite is tiled to mid height with the shower area being tiled to ceiling height. Wall mounted chrome heated towel rail, extractor fan, uPVC double glazed frosted window to side elevation and tiled flooring.

Bedroom Two

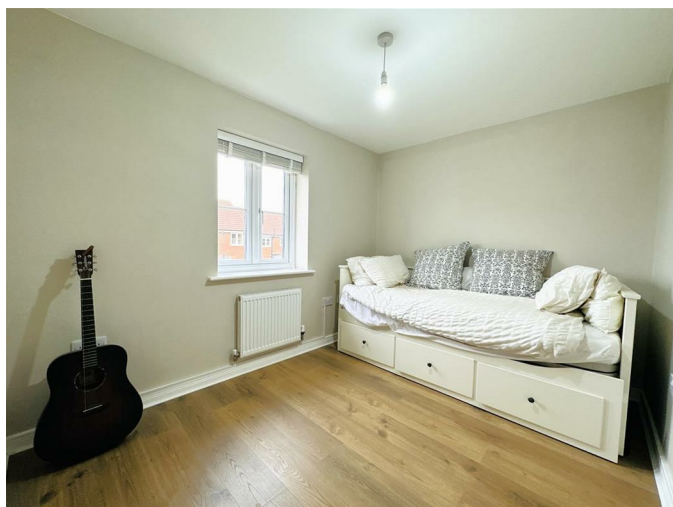
11'8" x 10'5" (3.57m x 3.20m)



UPVC double glazed window to the rear elevation, central heating radiator, telephone point and wood effect flooring.

Bedroom Three

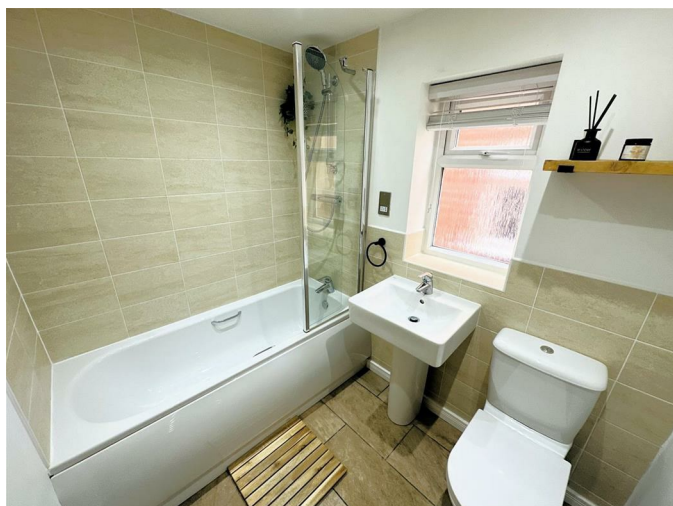
10'2" x 7'10" (3.10m x 2.41m)



UPVC double glazed window to the rear elevation, central heating radiator and wood effect flooring.

Bathroom

7'3" x 5'6" (2.21m x 1.68m)



White panel bath with chrome mixer tap and chrome shower over, with chrome trimmed shower screen and tiled to ceiling height. White low flush w.c with chrome fittings. White pedestal wash hand basin with chrome mixer tap over. Electric shaver point, wall mounted chrome heated towel rail, behind the suite is tiled to mid-height and tiled flooring. UPVC double glazed frosted window to the side elevation and extractor fan.

EXTERIOR: Front



Flagged pathway leading away from property with decorative stoned edgings and continuing along the front of the property to merge into the tarmacked drive. Two E.V charging points, outside lamp and outside tap. Detached brick built garage with up and over door. Timber pedestrian access gate leading into the:

Rear



Indian stoned flagged patio area with blocked edging with pathway continuing to bottom of garden to further patio area. Outside lamps, outside electrical points. The garden is predominately laid to lawn with herbaceous borders and timber pergola.



DIRECTIONS

On leaving Selby office turn right onto Gowthorpe, at the traffic signals continue forward onto Leeds Road signposted Leeds A63. Continue forward onto Leeds Road for approximately 1.5 miles. On reaching Thorpe Willoughby village take the second right after The Fox Inn pub onto Fir Tree Lane. Finally, turn left on to Privet Drive and then left onto Howard Close, where the property can be clearly identified by the Park Row Properties 'For Sale' Board.

HEATING AND APPLIANCES

The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Park Row Properties. If you are interested in purchasing the property we advise that you have all services and appliances tested before entering a legal commitment to purchase.

TENURE, LOCAL AUTHORITY AND TAX BANDING

Tenure: Freehold

Local Authority: North Yorkshire Council

Tax Banding: D

Please note: The Tenure, Local Authority and Tax Banding for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

UTILITIES, BROADBAND AND MOBILE COVERAGE

Electricity: Mains

Gas: Mains

Sewerage: Mains

Water: Mains

Broadband: Ultrafast

Mobile: 5G

Please note: The Utilities, Broadband and Mobile Coverage for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

MAKING AN OFFER

In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Park Row Properties are required to verify "the status of any prospective purchaser... This includes the financial standing of that purchaser and his ability to exchange contracts". To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD' each prospective purchaser will be required to demonstrate to 'Park Row Properties' that they are financially able to proceed with the purchase of the property.

We provide truly Independent Mortgage Advice. Unlike many companies we are not tied, and more importantly not targeted to any Lender. We have instant on-line access to over 1000 mortgage deals provided by over 100 Lenders ensuring we are unbeatable when identifying and recommending your new mortgage or re-mortgage requirements.

Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. Life assurance is usually required. To arrange a no obligation appointment please contact your local office.

MEASUREMENTS

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

VIEWINGS

Strictly by appointment with the sole agents.

If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.

OPENING HOURS

CALLS ANSWERED :

Mon, Tues, Wed & Thurs - 9.00am to 8.00pm

Friday - 9.00am to 5.30pm

Saturday - 9.00am to 5.00pm

Sunday - 11.00am to 3.00pm

TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES ON:

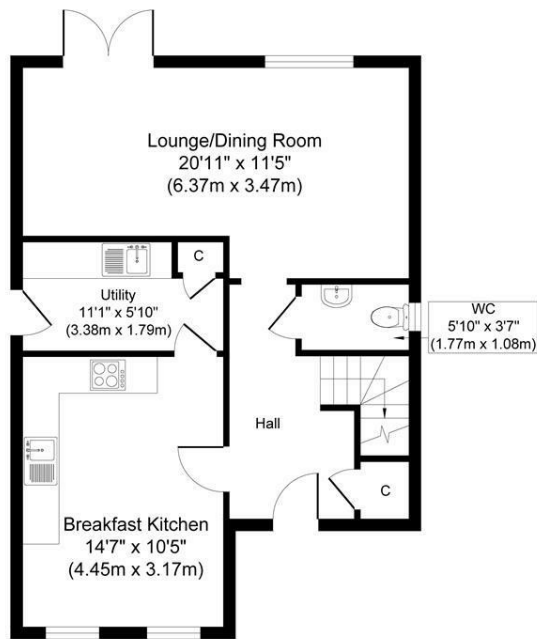
SELBY - 01757 241124

GOOLE - 01405 761199

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

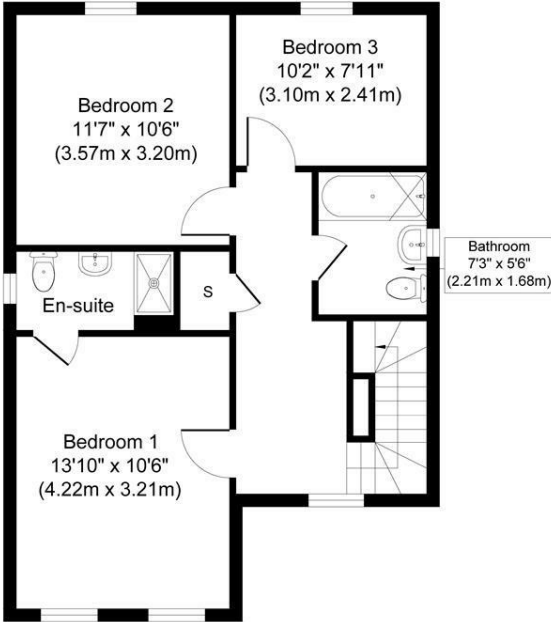
CASTLEFORD - 01977 558480



Ground Floor
Approximate Floor Area
573 sq. ft
(53.22 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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