

Park Row



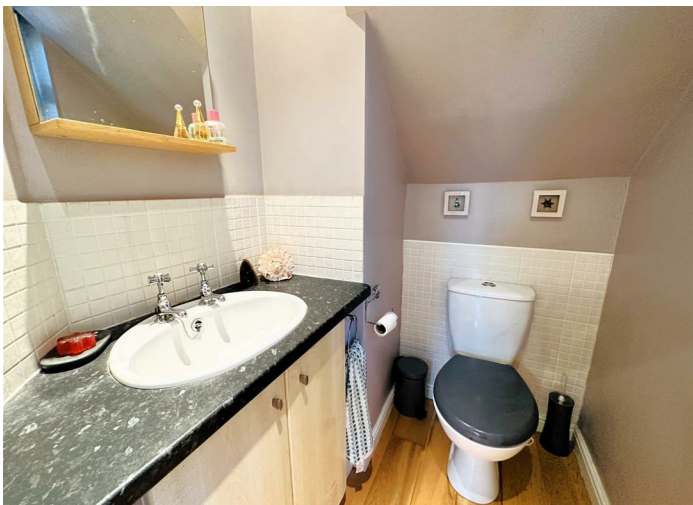
Field Avenue, Thorpe Willoughby, Selby, YO8 9PS

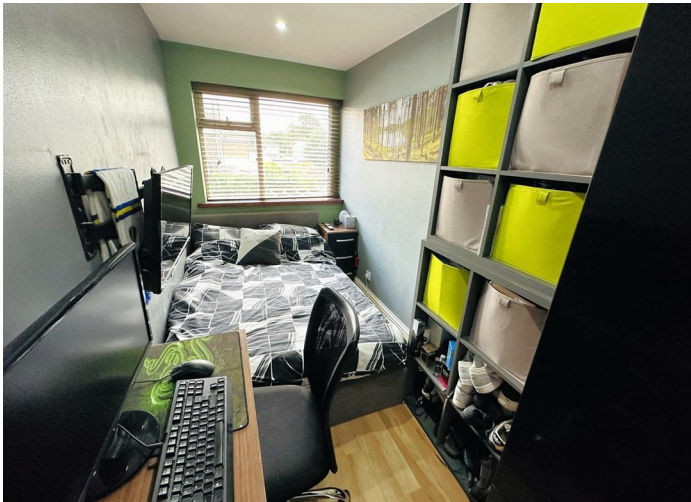
Offers Over £270,000



****OFF STREET PARKING**GROUND FLOOR W.C**** Situated in the village of Thorpe Willoughby, this detached family home briefly comprises: Ground Floor w.c, Lounge, Kitchen Diner and Garden Room. To the First Floor are four bedrooms and Bathroom. Externally, there is off street parking to the front, and garage and garden to the rear. **VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE STYLE OF THE 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

Panel effect composite entrance door with top section having two double glazed frosted panels to front elevation leading into:

Hall

7'8" x 4'1" (2.34m x 1.26m)

Stairs leading to First Floor Accommodation with handrail, central heating radiator and tiled flooring. Door into:

Lounge

17'9" x 11'9" (5.43m x 3.60m)



UPVC double glazed bow window to front elevation, television and telephone points, wood flooring and central heating radiator. Door into storage cupboard. Door into:

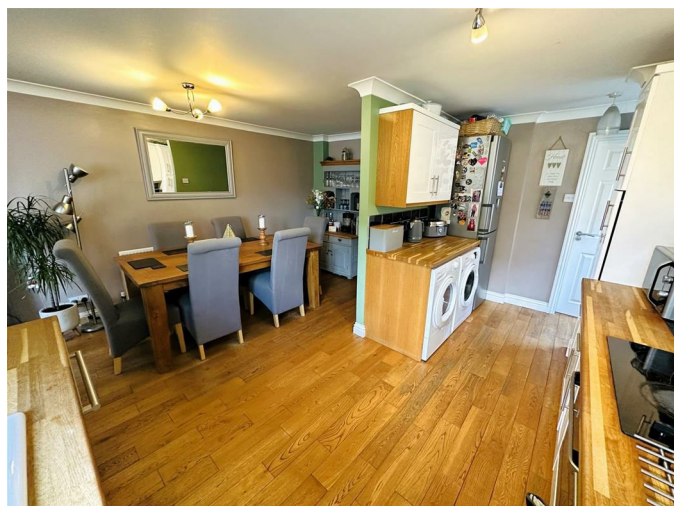


Kitchen Diner

15'1" x 15'0" (4.61m x 4.58m)



Range of white fronted base, wall and larder units with brushed chrome T-bar handles. One and a half bowl white pot sink and drainer with chrome mixer tap over set into solid wood work surface with bevelled edge brick tiled splashback. Integrated appliances include: electric oven and four ring ceramic hob with brushed steel electric extractor fan over benefiting from downlighting. Plumbing for dishwasher and washing machine. Wood flooring, uPVC door with top section having double glazed frosted glass to side elevation and uPVC double glazed window to rear elevation. Central heating radiator and door into:





hand basin with chrome taps over set into vanity and tiled splashback. UPVC double glazed frosted window to side elevation and wood flooring.

Garden Room

10'5" x 9'4" (3.20m x 2.86m)



Timber French style doors with single glazed frosted panels flanked by timber framed frosted panels. UPVC door and double glazed windows to side and rear elevations, tiled flooring and central heating radiator.

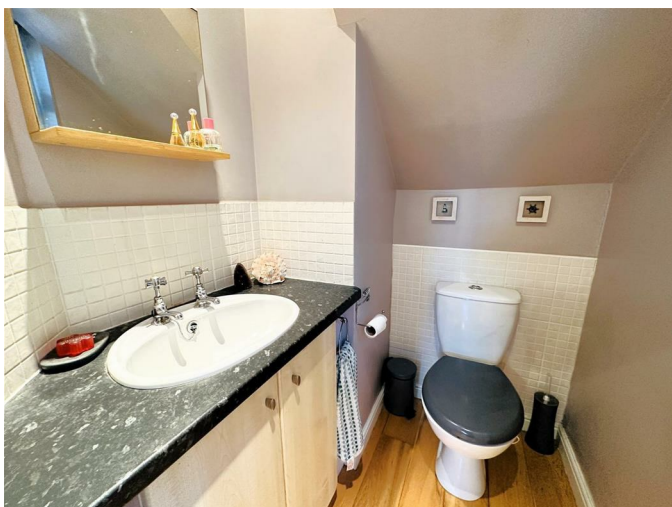
FIRST FLOOR ACCOMMODATION

Landing

Balustrade and turned spindles, central heating radiator, and uPVC double glazed window to side elevation. Loft access and door into over stairs storage cupboard. Door leading off:

Ground Floor w.c

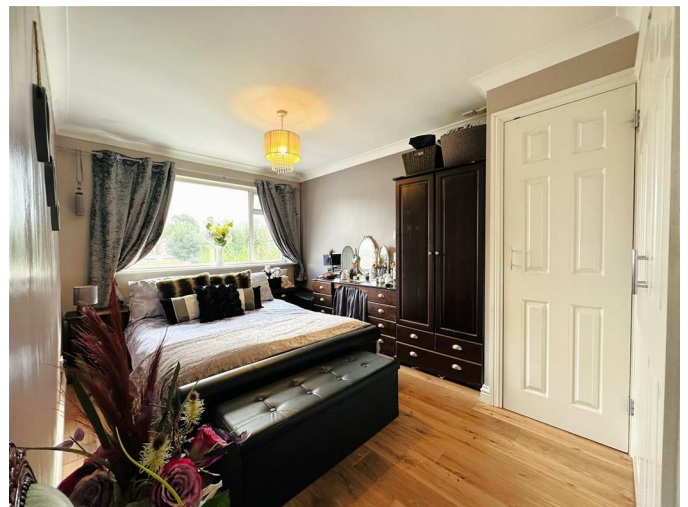
4'11" x 4'3" (1.52m x 1.32m)



White low flush w.c with chrome fittings and white wash

Bedroom One

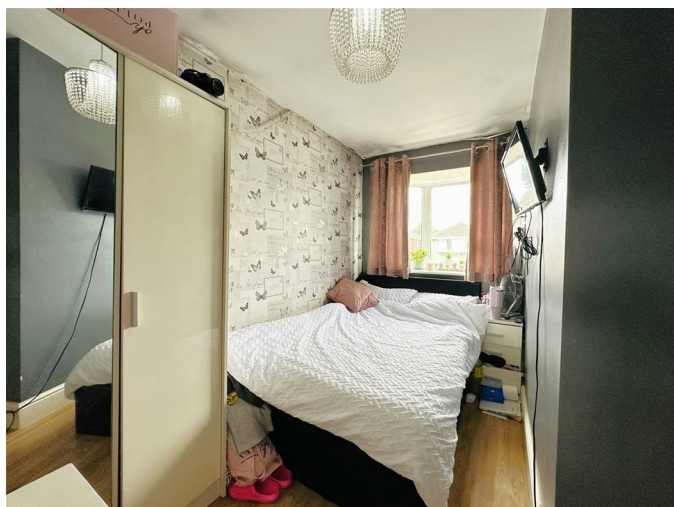
14'7" x 9'1" (4.46m x 2.79m)



Range of fitted wardrobes, uPVC double glazed window to rear elevation, central heating radiator and wood effect flooring.

Bedroom Two

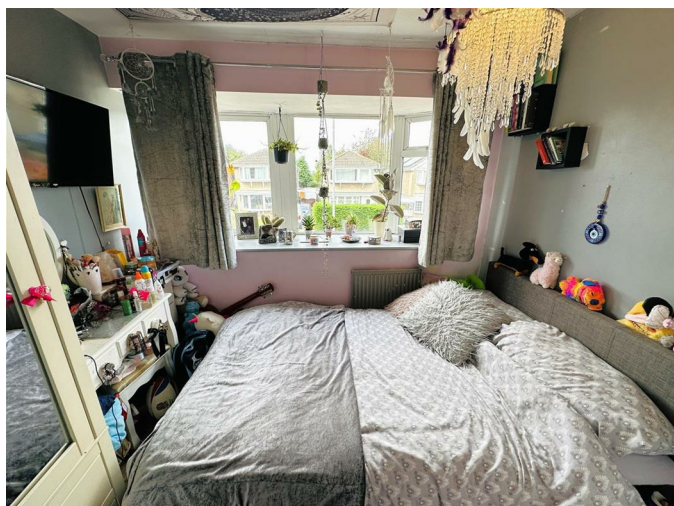
11'6" x 9'2" (3.52m x 2.80m)



UPVC double glazed bow window to front elevation, central heating radiator and wood effect flooring.

Bedroom Three

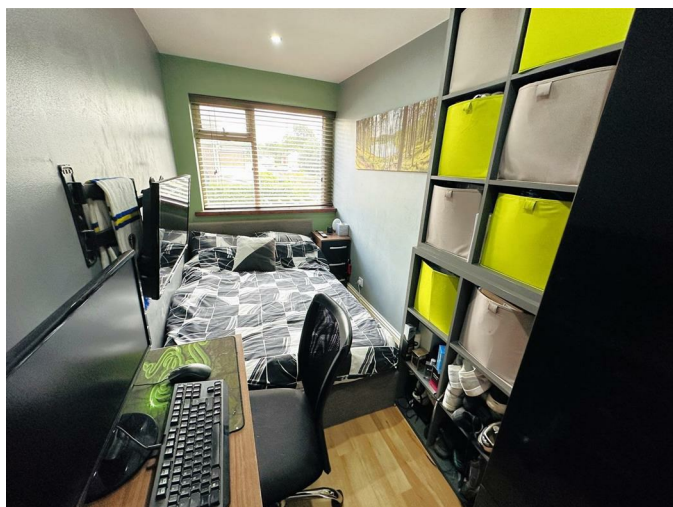
9'1" x 8'3" (2.79m x 2.54m)



UPVC double glazed bow window to front elevation, central heating radiator, door into over stairs wardrobe and wood effect flooring.

Bedroom Four

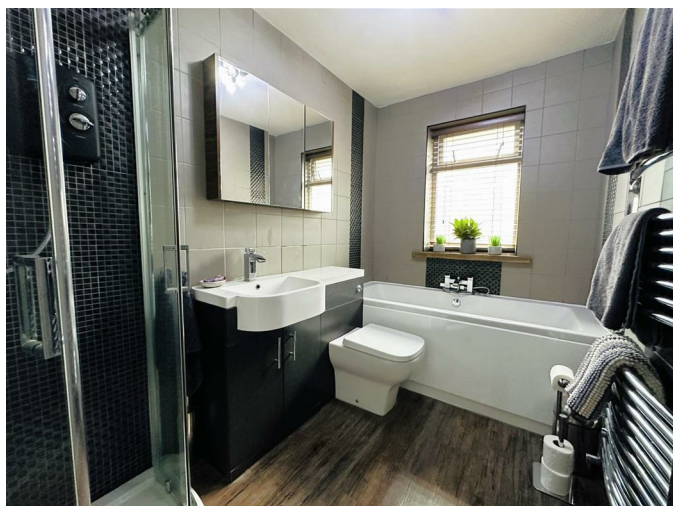
11'7" 5'6" (3.54m 1.70m)



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

Bathroom

9'1" x 5'6" (2.79m x 1.68m)



White panel bath with chrome mixer tap and chrome shower attachment over. Shower cubicle with chrome trimmed shower doors and chrome shower over, tiled to ceiling height. White low flush w.c with hidden cistern and chrome controls. White wash hand basin with chrome mixer tap over set into vanity. The room is tiled on all walls to ceiling height. Wood effect flooring, chrome heated towel rail and uPVC double glazed frosted window to side elevation.

EXTERNAL

Front



Storm porch and decorative herringbone brick blocked driveway with crushed slate herbaceously planted borders,

Side



Driveway continues along side of the property. Timber vehicular and pedestrian access gates continues down the side of the property and outside tap. Detached garage with up and over door.

Rear



Spotlights on PIR sensor, timber decked patio area and garden laid to lawn. Further raised timber patio area with timber pergola. Flagged pathway and pedestrian access door into garage.



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 take a right onto Fox Lane and then left onto Field Avenue 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: C

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: Superfast

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:

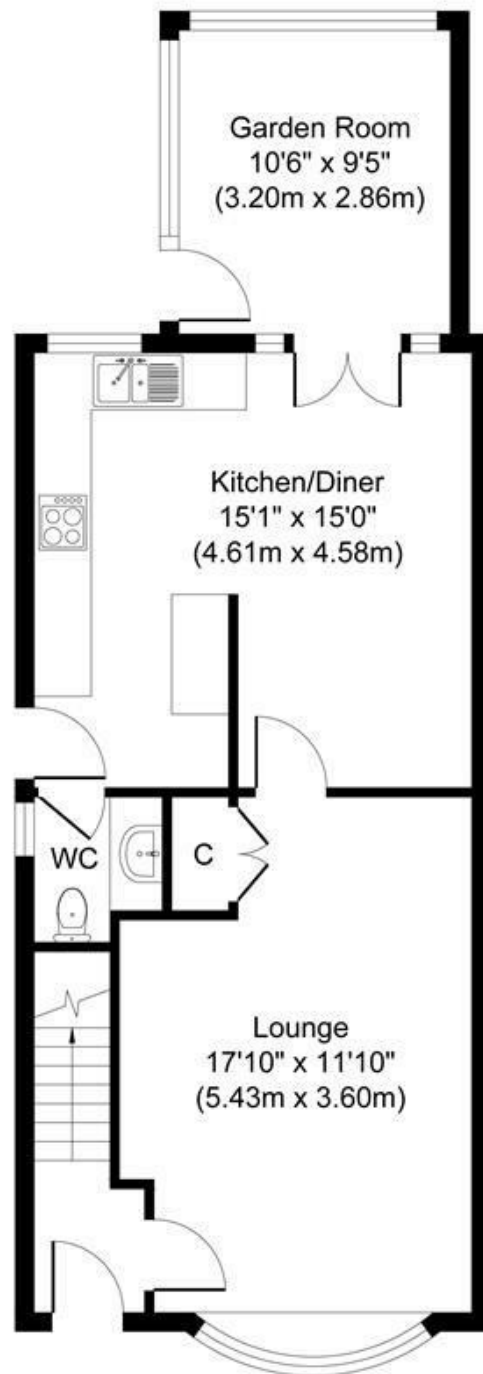
SELBY - 01757 241124

GOOLE - 01405 761199

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

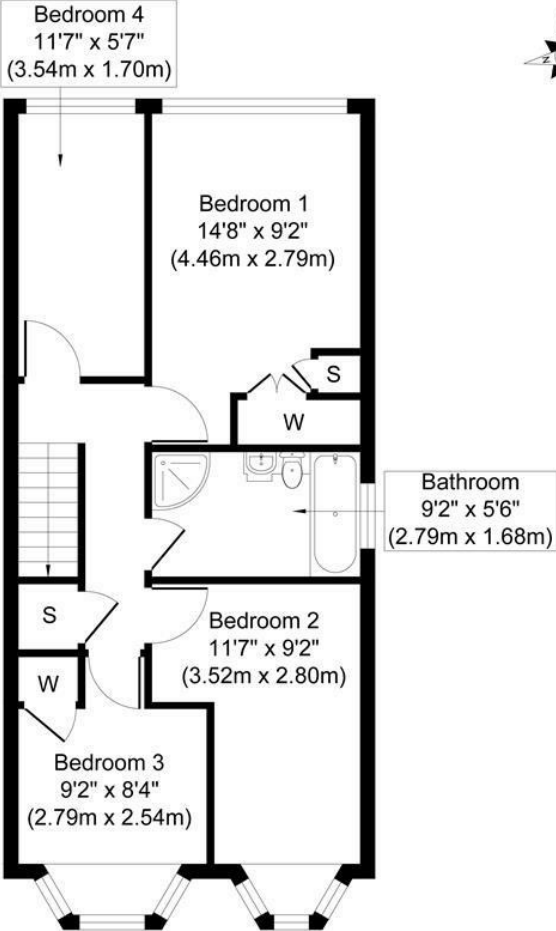
CASTLEFORD - 01977 558480



Ground Floor
Approximate Floor Area
616 sq. ft
(57.19 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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First Floor
Approximate Floor Area
520 sq. ft
(48.29 sq. m)

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