

Park Row



Dane Avenue, Thorpe Willoughby, Selby, YO8 9NU

Offers Over £200,000



**** SPACIOUS LOUNGE DINER ** WET ROOM **** Situated in the desirable village of Thorpe Willoughby, close to Primary School, amenities and commuter routes. This semi-detached dormer bungalow briefly comprises: Hall, Lounge Diner, Breakfast Kitchen, Bedroom Four, Wet Room and Rear Porch. To the First Floor: Landing and three double bedrooms. Externally the property benefits from lawned area to the front, off street parking and Garage and enclosed garden to the rear. **VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE STYLE 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'**







Property Summary

A charming semi-detached dormer bungalow nestled in the sought-after village of Thorpe Willoughby. Boasting a spacious Lounge Diner with dual aspects, a convenient ground floor wet room, and three generously-sized double bedrooms on the first floor, complemented by a versatile single bedroom or office on the ground floor.

Perfectly positioned for commuters with easy access to major routes, this property also enjoys proximity to essential amenities including a doctor's surgery, primary school, and a variety of local businesses. Additional features include off-street parking, a garage, and a private enclosed rear garden, offering both comfort and convenience in a desirable residential setting.

GROUND FLOOR ACCOMMODATION

Hall

16'9" x 7'6" maximum (5.13m x 2.29m maximum)

Lounge Area

14'11" x 10'11" (4.55m x 3.33m)

Dining Area

10'11" x 8'4" (3.33m x 2.55m)

Breakfast Kitchen

14'4" x 7'5" (4.38m x 2.28m)

Rear Porch

8'3" x 5'9" (2.52m x 1.77m)

Bedroom Four

8'11" x 8'0" (2.72 x 2.44m)

Wet Room

6'8" x 6'2" (2.05m x 1.88m)

FIRST FLOOR ACCOMMODATION

Landing

Bedroom One

11'11" x 11'2" (3.64m x 3.41m)

Bedroom Two

11'1" x 10'7" to wardrobes (3.39m x 3.24m to wardrobes)

Bedroom Three

Bedroom Three

10'7" x 8'0" (3.24m x 2.45m)

EXTERIOR

Front

Predominantly laid to lawn with miniature wall and driveway.

Side

Driveway leading to detached garage with outside lamp. Outside tap and decorative wrought iron gate leading into:

Rear

Laid to lawn with perimeter hedging and fully enclosed.

Directions

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

Heating: Gas

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.

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.

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.

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

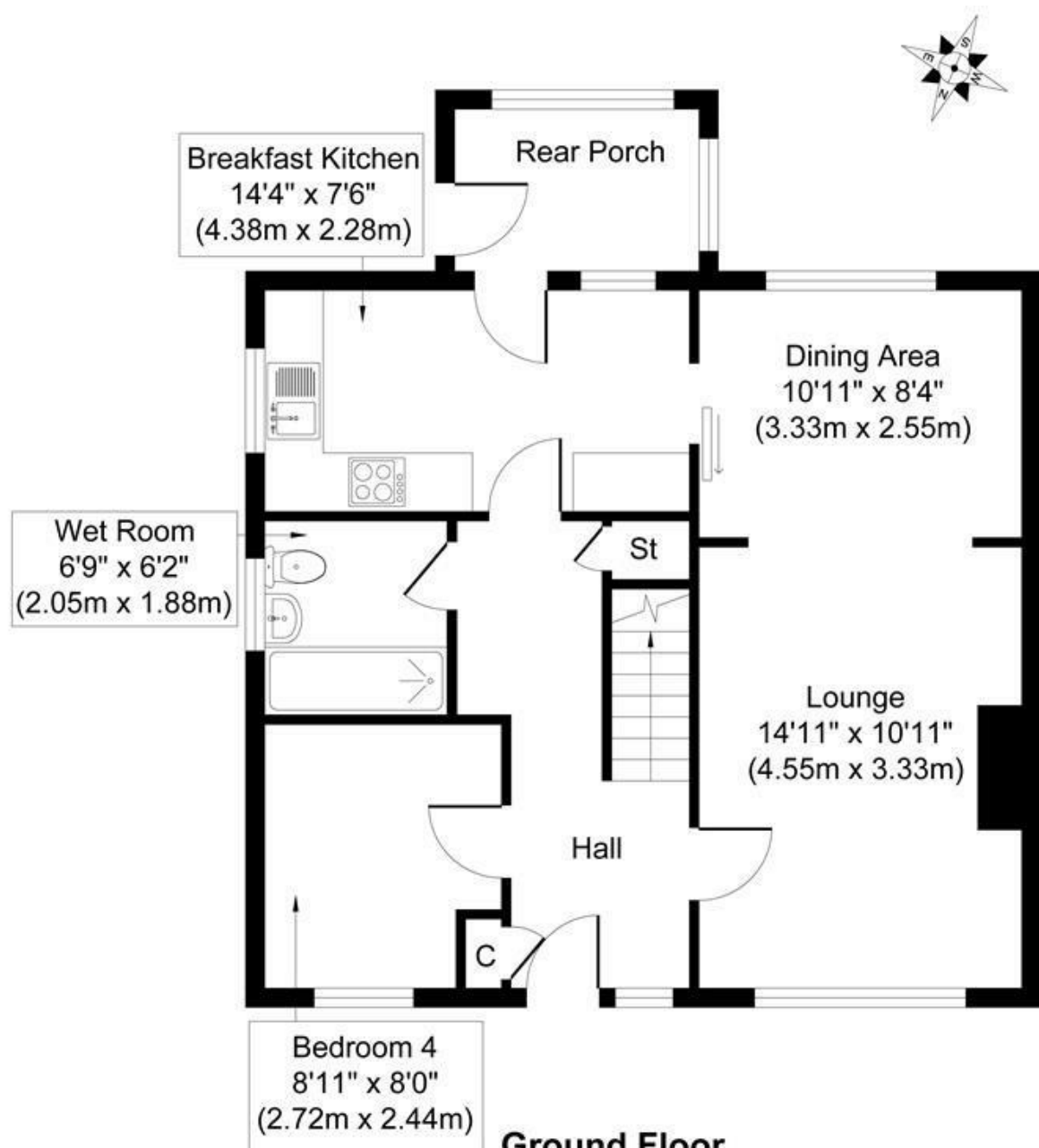
CASTLEFORD - 01977 558480

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.

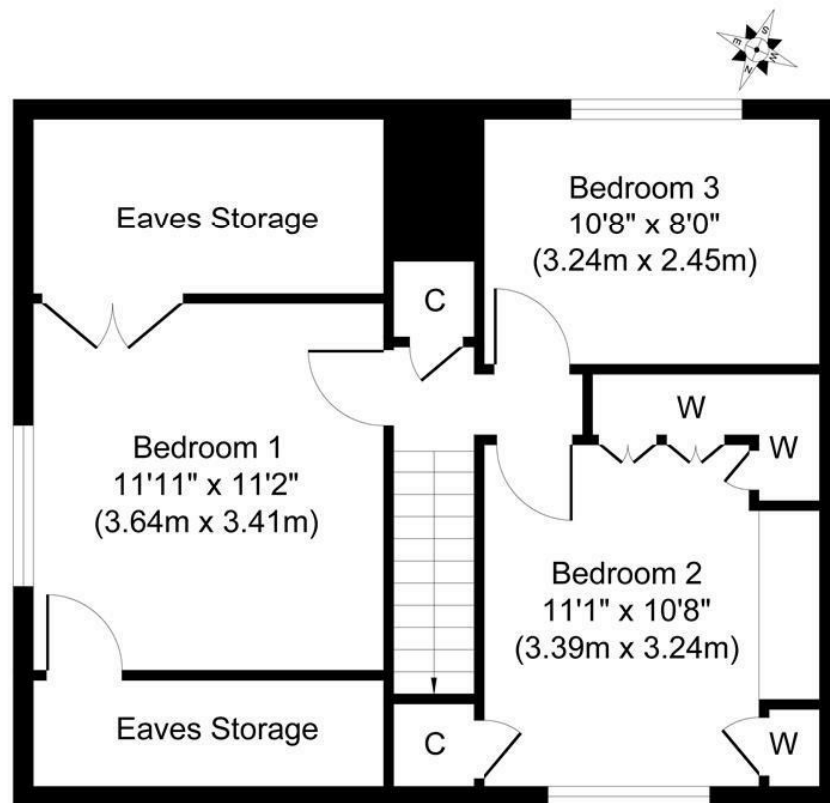




Ground Floor
Approximate Floor Area
656 sq. ft
(60.94 sq. m)

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
429 sq. ft
(39.83 sq. m)

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