

Park Row

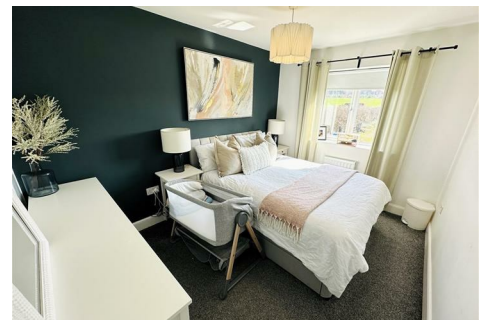


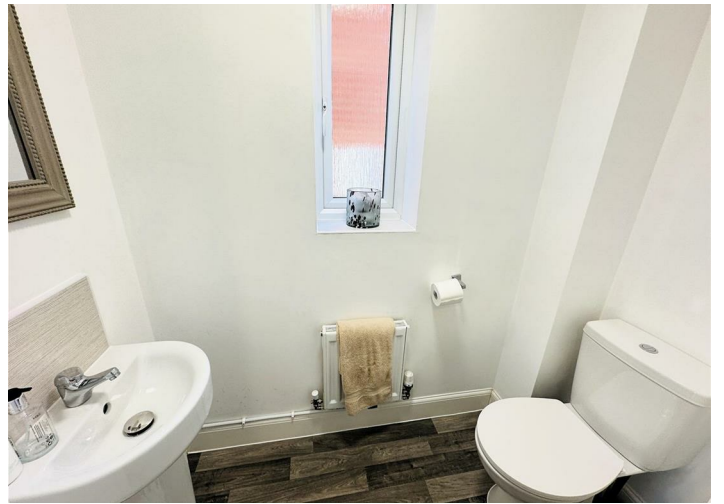
Bridle Mews, Thorpe Willoughby, Selby, YO8 9TT

Offers Over £210,000



**** VILLAGE LOCATION ** VIEWS OF OPEN FIELDS **** Situated in the popular village of Thorpe Willoughby, this three bedroom end-terrace property briefly comprises: Hall, Ground Floor w.c., Kitchen and Lounge, whilst the First Floor offers three bedrooms and family bathroom. Externally, the property benefits from off-street parking and enclosed South-Facing rear garden. **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'**

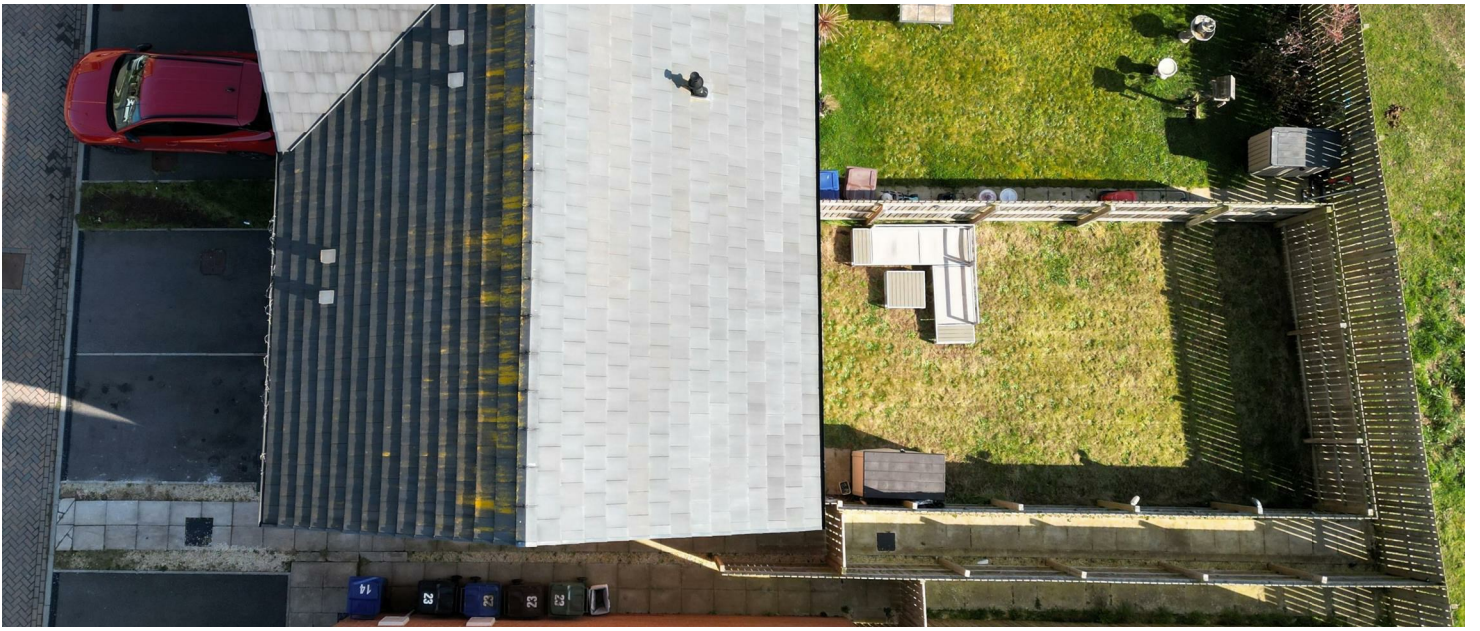












PROPERTY SUMMARY

Situated in the village of Thorpe Willoughby, this well-presented three-bedroom end-terrace property offers a comfortable and practical living space. The ground floor comprises a welcoming hall, a convenient ground floor W.C., a well equipped kitchen and a spacious lounge. The first floor hosts three bedrooms and a family bathroom; with two of the bedrooms enjoying delightful views over open fields. Externally, the property benefits from two designated parking spaces and a lovely south-facing enclosed rear garden which is predominantly laid to lawn.

GROUND FLOOR ACCOMMODATION

Hall

12'2" x 4'8" (3.71m x 1.44m)

Ground Floor w.c

6'2" x 3'0" (1.90m x 0.93m)

Kitchen

9'7" x 8'6" (2.94m x 2.60m)

Lounge

16'6" x 13'5" (5.04m x 4.09m)

FIRST FLOOR ACCOMMODATION

Landing

Bedroom One

11'9" x 8'7" (3.59m x 2.63m)

Bedroom Two

10'8" x 8'7" (3.26m x 2.63m)

Bedroom Three

8'1" x 7'7" (2.48m x 2.33m)

Bathroom

7'8" x 6'2" (2.34m x 1.90m)

EXTERIOR

Front

Off street parking for two vehicles and flagged pathway leading to timber pedestrian access gate, giving access service lane and also access to:

Rear

Fully enclosed and laid to lawn.

DIRECTIONS

From Selby, head West on Gowthorpe towards Thorpe Willoughby and continue onto Leeds Road signposted Leeds A63. On reaching Thorpe Willoughby village take the first left onto Sherwood Drive, follow Sherwood Drive round then turn left onto Bridle Mews. The property can be clearly identified by the Park Row Properties 'For Sale' Board.

HEATING & 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.

LOCAL AUTHORITY, TAX BANDING AND TENURE

Tenure: Freehold

Local Authority: North Yorkshire Council

Tax Banding: B

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.

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.

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.

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:

GOOLE - 01405 761199

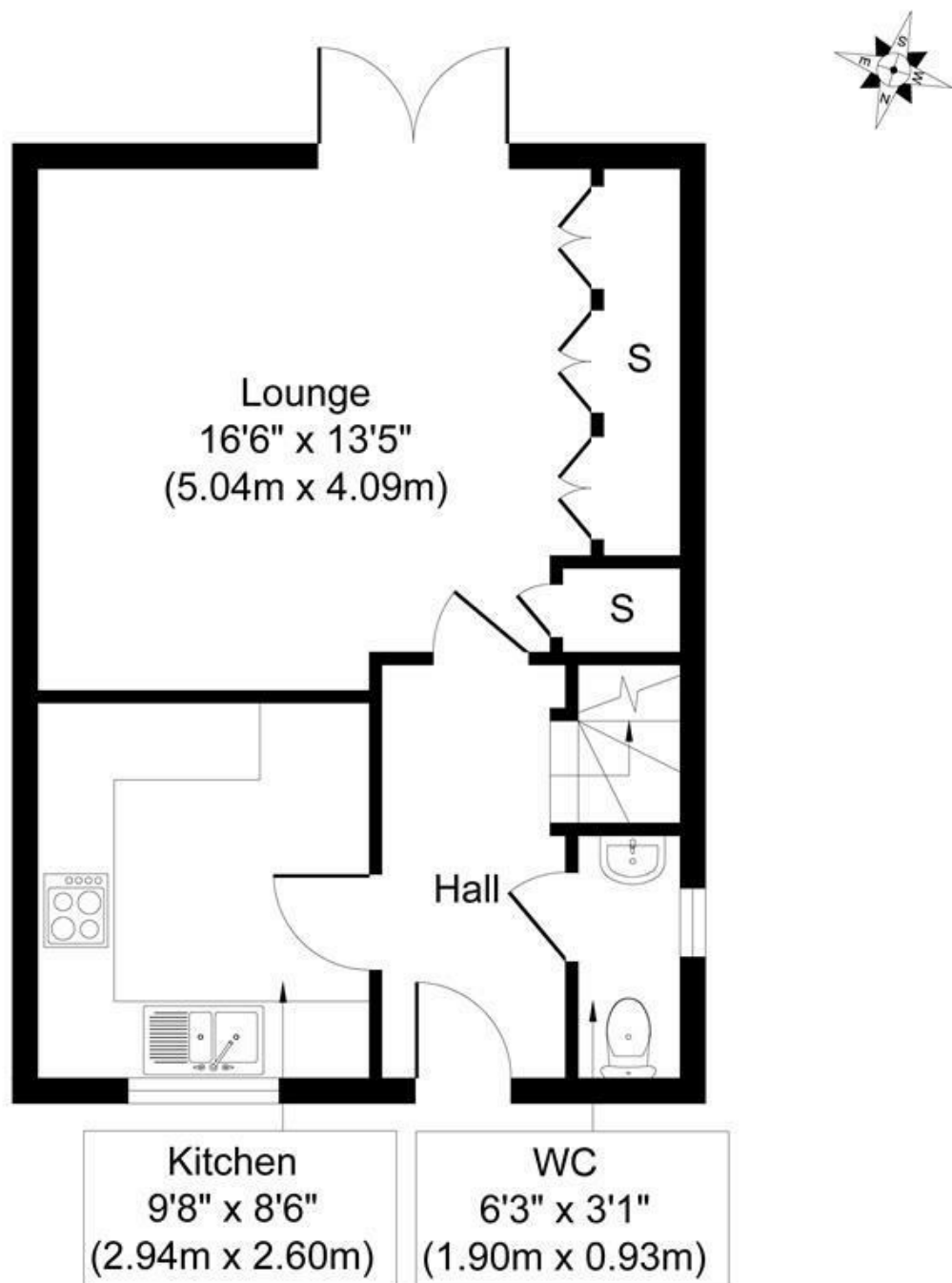
SELBY - 01757 241124

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

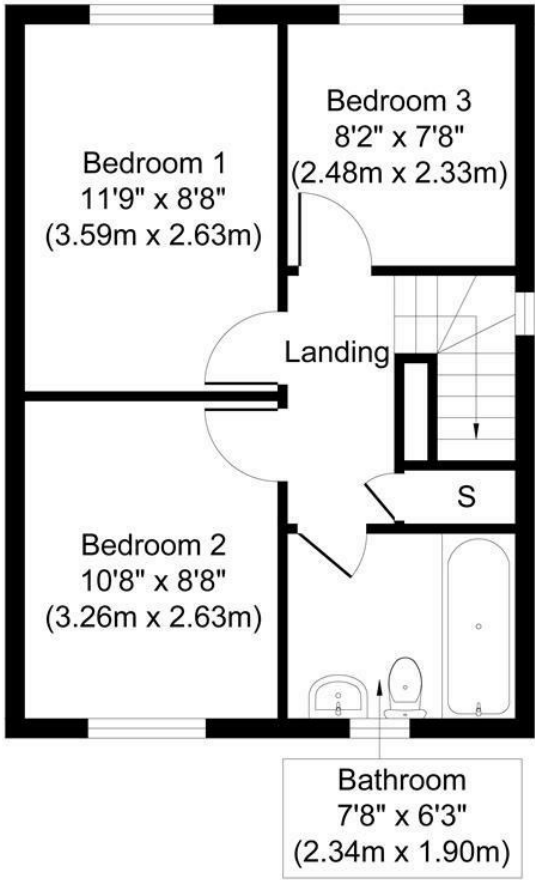




Ground Floor
Approximate Floor Area
388 sq. ft
(35.93 sq. m)

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
388 sq. ft
(35.93 sq. m)

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