

# Park Row



**Cedar Close, Thorpe Willoughby, Selby, YO8 9QL**

**Offers Over £200,000**



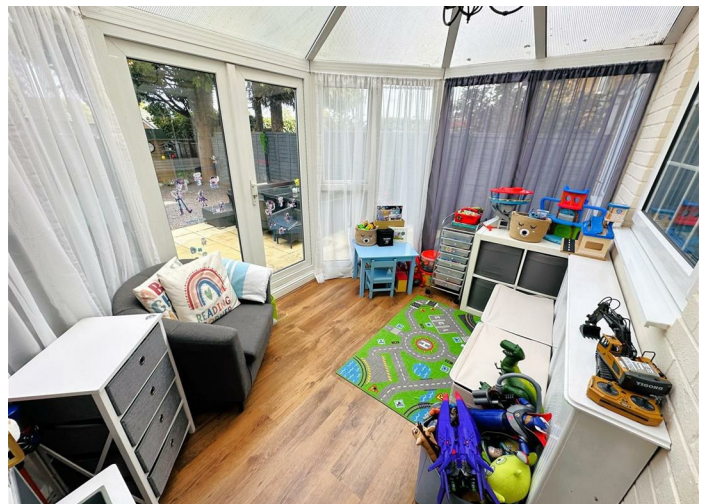
**\*\* OFF STREET PARKING \*\* SPACIOUS KITCHEN WITH DINING ROOM \*\*** Situated in the village of Thorpe Willoughby, this extended semi detached property briefly comprises: Hall, Lounge, Dining Room, Kitchen and Conservatory. To the First Floor: three bedrooms; one having a dressing room and bathroom. Externally the property benefits from off street parking and low maintenance, enclosed rear garden. **VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE STYLE OF THE PROPERTY ON OFFER. RING US 7 DAYS TO BOOK A VIEWING. 'WE TAKE CALLS UNTIL 8PM MONDAY TO THURSDAY, 5.30 FRIDAYS, 5.00 SATURDAYS AND 11.00 - 3.00 SUNDAYS'.**

























## PROPERTY OVERVIEW

Located in the sought-after village of Thorpe Willoughby, near Selby, this extended three-bedroom semi-detached home is beautifully presented and offers generous living space throughout. Features include a light-filled conservatory, a low-maintenance rear garden, and the convenience of off-street parking.

The property enjoys a prime position close to the local primary school, shops, and everyday amenities, making it an ideal choice for families. Excellent commuter links are available with easy access to the M62 and A1, as well as regular bus services into Selby town centre.

## GROUND FLOOR ACCOMODATION

### Hallway

5'1" x 3'7" (1.56m x 1.11m)

### Lounge

15'2" x 12'1" (4.64m x 3.69m)

### Dining Room

12'1" x 7'8" (3.7m x 2.36m)

### Conservatory

10'8" x 7'9" (3.26m x 2.38m)

### Kitchen

20'11" x 8'2" (6.4m x 2.5m)

## FIRST FLOOR ACCOMODATION

### Bedroom One

12'2" x 12'1" (3.71m x 3.7m)

### Bedroom Two

14'1" x 7'1" (4.3m x 2.16m)

### Dressing room

7'1" x 5'10" (2.17m x 1.8m)

### Bedroom Three

7'9" x 7'4" (2.37m x 2.24m)

### Family Bathroom

7'8" x 4'5" (2.34m x 1.36m)

## EXTERIOR

### Front

Low maintenance decorative brick blocked driveway.

### Rear

Fully enclosed with flagged patio area and with the remaining area having decorative stone.

## DIRECTIONS

Leave Selby on the A63 towards Leeds. On entering the village of Thorpe Willoughby, turn left onto Fox Lane (immediately after The Fox public house). Take the first right, then first left. At the 'T' junction turn right. Take the second turning on the left onto Beechfield Close then take the left onto Cedar Close. The property can clearly be identified by our 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.

## MAKING AN OFFER

In order to comply with the Estate Agents (Undesirable Practices) 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





## TENURE, LOCAL AUTHORITY AND TAX BANDING

Tenure: Freehold

Local Authority: North Yorkshire

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:

Sewerage: Mains

Water: Mains

Broadband: Ultrafast


Mobile: 5G

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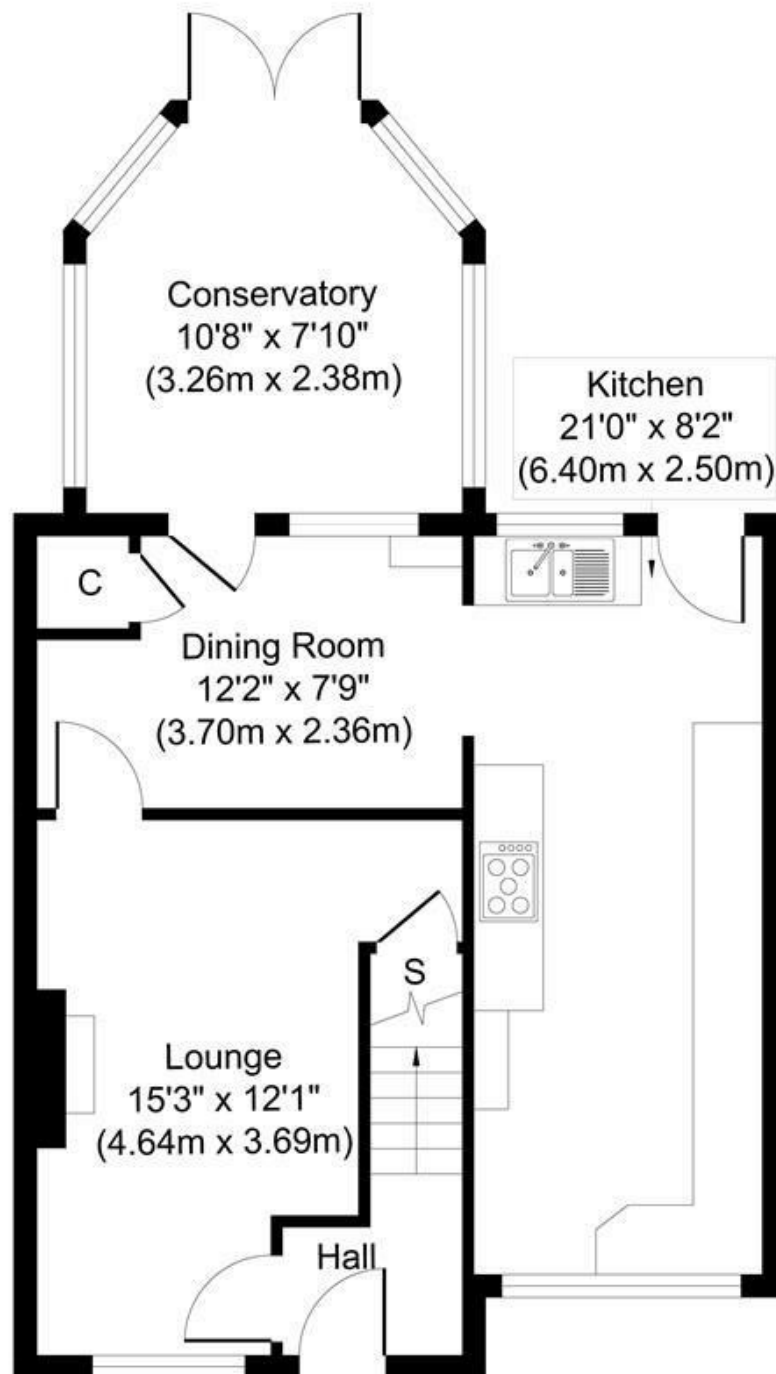
## VIEWINGS

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.





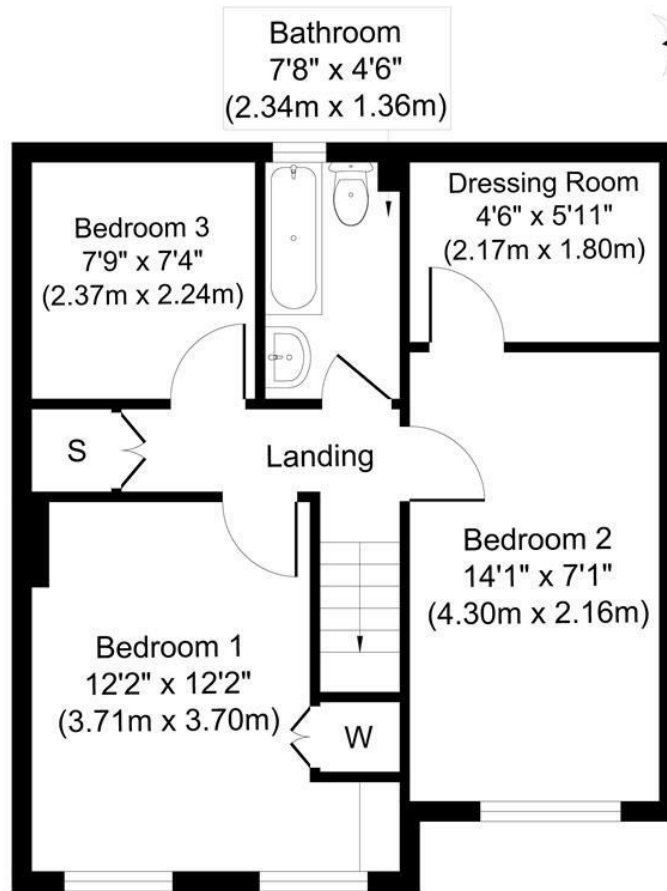


**Ground Floor**  
**Approximate Floor Area**  
**578 sq. ft**  
**(53.68 sq. m)**

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**  
**461 sq. ft**  
**(42.83 sq. m)**

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