

Park Row



Cedar Close, Thorpe Willoughby, Selby, YO8 9QL

Offers Over £180,000



**** WELL MAINTAINED GARDEN ** OFF STREET PARKING **** Situated in the highly sought-after village of Thorpe Willoughby, this well-presented two-bedroom semi-detached bungalow briefly comprises: Kitchen, Lounge, two bedrooms and a Bathroom. Externally, the property benefits from a well-maintained, enclosed rear garden and off-street parking. **VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE STYLE AND LOCATION OF THE PROPERTY ON OFFER. RING US 7 DAYS TO BOOK A VIEWING. WE TAKE CALLS UNTIL 8PM MONDAY TO THURSDAY, 5.30PM FRIDAYS, 5.00PM SATURDAYS AND 11.00AM – 3.00PM SUNDAYS.**











PROPERTY SUMMARY

Located in the highly desirable village of Thorpe Willoughby, near Selby, this well-presented two-bedroom semi-detached bungalow offers comfortable, single-level living with a well-maintained garden and off-street parking.

Situated in a peaceful residential area, the property is ideally positioned close to the local primary school, shops, and everyday amenities—making it a great choice for downsizers, couples, or small families. Excellent commuter links are available via the nearby M62 and A1, with regular bus services into Selby town centre.

ACCOMMODATION

Kitchen

11'2" x 7'8" (3.41m x 2.36m)

Lounge

17'5" x 10'0" (5.33m x 3.06m)

Shower Room

6'2" x 5'4" (1.90m x 1.65m)

Bedroom One

10'0" x 8'4" (3.06m x 2.56m)

Bedroom Two/ Dining Room

10'8" x 8'4" (3.26m x 2.56)

EXTERIOR

Front

Low maintenance decorative stone driveway.

Rear

Block paved patio area with the garden being predominately laid to lawn and additional paved area for further off street parking.

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.

LOCAL AUTHORITY, TAX BANDING AND TENURE

Tenure: Freehold

Local Authority: North Yorkshire County Council

Tax Banding: A

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 Broadband

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 & 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.

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 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.

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

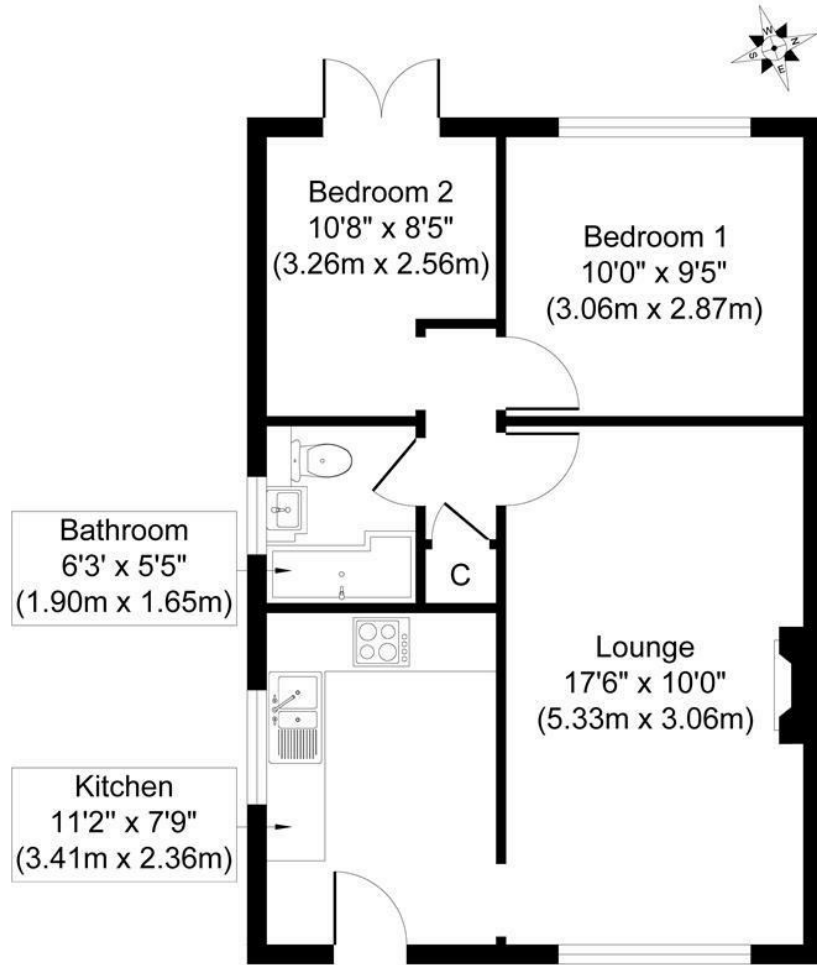
SELBY - 01757 241124

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480





Ground Floor
Approximate Floor Area
493 sq. ft
(45.81 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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