



Fir Tree Close

Thorpe Willoughby, YO8 9PF

Offers Over £210,000



**** PRICE REDUCTION - NOW OFFERS OVER £210,000 **** Enjoying an excellent cul de sac location in a popular village setting, this attractive two bed semi-detached dormer property must be seen to be appreciated. The property benefits from UPVC double glazed windows, gas central heating, separate lounge and dining room, newly fitted kitchen and bathroom with separate WC. Lawned gardens to front and rear, and driveway leading to a single garage further complement this very pleasant property. Call the Agent to arrange a viewing TODAY!

The popular village of Thorpe Willoughby is located on the A63 and convenient for access to the Selby bypass and A1/M62 motorway network for commuting to regional centres such as Leeds, Wakefield, Wetherby, York and Selby. The village includes a primary school, fish and chip shop, general store, post office and public house.



Entrance

Upvc double glazed side door with glazed inset and panel.

Hall 6'9" (max) x 11'0" (max) (2.07m (max) x 3.36m (max))

Central heating radiator. Stairs to first floor.

Kitchen 11'0" x 7'8" (3.37m x 2.35m)

Recently fitted kitchen: Wall and base units, worktop surfaces, tiled splashbacks. Integrated electric oven and hob, extractor above. Plumbed for washing machine. Space for under-counter fridge. Upvc double glazed windows to front and side. Central heating radiator.

Dining Room 12'9" x 10'9" (3.89m x 3.28m)

(Could be used as the lounge/living room). Electric fire. Upvc double glazed window to front. Central heating radiator.

Lounge 14'9" x 10'10" (4.52m x 3.31m)

(Could be used as the dining room). Electric fire. Central heating radiator. Upvc double glazed double patio doors to garden. Understairs cupboard.

Bathroom 6'10" (max) x 5'9" (2.1m (max) x 1.77m)

Bath with shower over and screen. Wash hand basin. Fully tiled walls. Heated towel rail. Upvc double glazed window to side.

WC 4'11" x 3'2" (1.51m x 0.97m)

WC and wash hand basin. Fully tiled walls. Wall heater. Upvc double glazed window to side.

Stairs to first floor.

Landing 10'10" (max) x 6'5" (max) (3.31m (max) x 1.97m (max))

Loft access (partial boarding to loft).

Bedroom 1 10'10" x 10'10" (3.31m x 3.31m)

Upvc double glazed window to front. Central heating radiator.

Bedroom 2 13'6" x 7'9" (4.12m x 2.38m)

Eaves access. Upvc double glazed window to side. Central heating radiator. 2 x storage cupboards (approx. 2.37m x 0.96m). (Combi boiler housed in one cupboard).

Outside - Front

Lawned garden. Driveway to garage. Gate to rear garden.

Garage

Up-and-over door. Power and light.

Outside - Rear

Fence surround. Lawned area. Flowerbeds and patio.

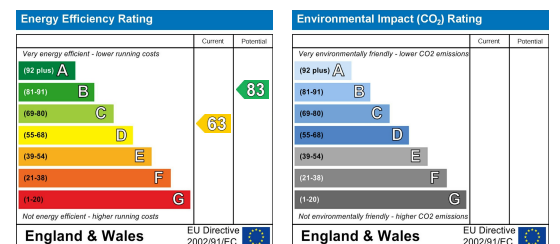
Area Map



Floor Plans



Energy Efficiency Graph



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