



75 Privet Drive

Thorpe Willoughby, YO8 9GD

Offers In The Region Of £495,000

Nestled in the charming village of Thorpe Willoughby, this outstanding executive detached home on Privet Drive offers a perfect blend of modern living and community spirit. With four spacious bedrooms and three well-appointed bathrooms, this property is ideal for families seeking comfort and convenience.

The house boasts two inviting reception rooms, providing ample space for relaxation and entertaining guests. The modern design ensures that the interiors are both stylish and functional, catering to the needs of contemporary living.

Outside, the property features parking for up to three vehicles, making it easy for residents and visitors alike. The village itself is known for its fabulous amenities, including excellent sports facilities that cater to a variety of interests, ensuring an active lifestyle for all ages.

For those who commute, there are reliable bus services to nearby Selby and Leeds, making this location not only a peaceful retreat but also a practical choice for professionals.

In summary, this exceptional home on Privet Drive is a rare find, offering a harmonious blend of modern comforts and village charm. It is a perfect opportunity for anyone looking to settle in a vibrant community while enjoying the benefits of a spacious and well-designed family home.

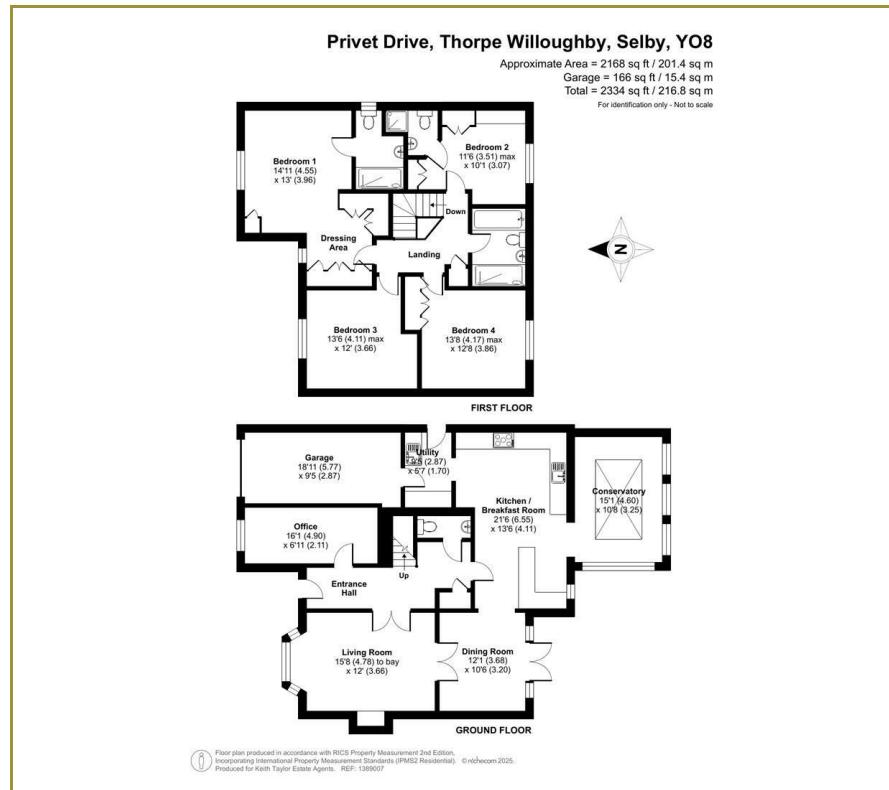
Viewing

Please contact us on 01757 709457 if you wish to arrange a viewing appointment for this property or require further information.

- Executive Detached Home
- ***EPC RATING A***
- 4 Double Bedrooms
- 3 Bathrooms
- Fabulous Ground Floor Living Space
- Quality Sun Room
- Lounge with Log Burner
- Home Office Space
- Single Integral Garage
- Rear Garden with Patio and BBQ Space - Ready and Waiting for the Summer!



Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A	95	95
(81-91)	B		
(68-80)	C		
(55-68)	D		
(38-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/81/EC	



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