

# Park Row



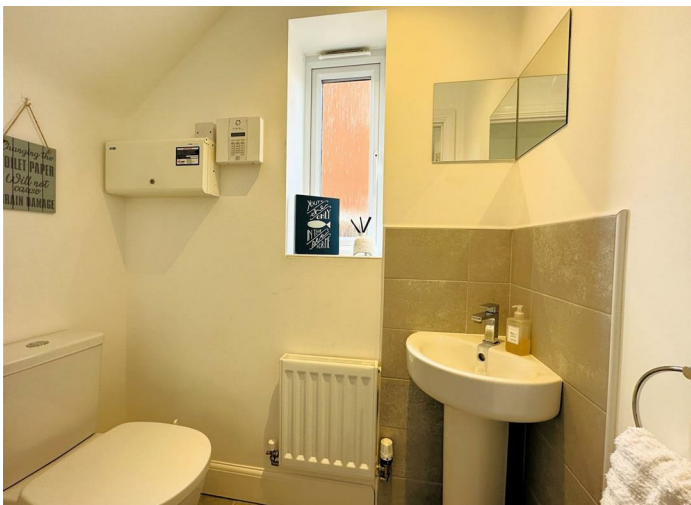
**Sherwood Drive, Thorpe Willoughby, Selby, YO8 9TN**

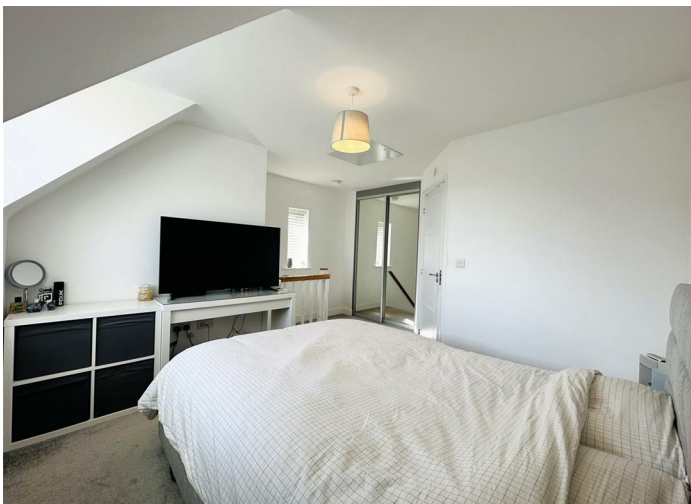
**£235,000**



**\*\* POPULAR VILLAGE LOCATION \*\* OFF STREET PARKING \*\*** Situated on the edge of the village of Thorpe Willoughby, this semi-detached family home briefly comprises: Lounge, Kitchen Diner and Ground Floor w.c. To the First Floor are two bedrooms and a bathroom. The Second Floor offers a master bedroom and with en-suite. Externally, the property benefits from off street parking and a front garden. The rear garden is predominately laid to lawn and fully enclosed, with a patio area. **VIEWING IS RECOMMENDED TO FULLY APPRECIATE 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

Situated in the highly sought-after village of Thorpe Willoughby, this well-presented semi-detached home offers spacious and versatile accommodation set across three floors, making it an ideal purchase for families, first-time buyers, or professionals alike. Upon entering the property, the ground floor comprises a welcoming lounge, perfect for relaxing or entertaining guests, alongside a convenient ground floor w.c. To the rear, a modern kitchen diner provides a fantastic social space, complete with patio doors that open out onto the rear garden, allowing for plenty of natural light and seamless indoor-outdoor living. The first floor hosts two well-proportioned bedrooms, ideal for children, guests, or home office use, as well as a contemporary family bathroom fitted with a three-piece suite. Occupying the entire second floor, the impressive principal bedroom offers a private retreat, benefitting from its own en suite facilities. Externally, the property boasts a front garden with a driveway to the side, providing off-street parking. To the rear, there is a fully enclosed garden featuring a patio area, perfect for outdoor dining and enjoying the warmer months. Early viewing is highly recommended to fully appreciate the space, layout, and desirable location this lovely home has to offer.

## GROUND FLOOR ACCOMMODATION

### Lounge

13'10" x 10'5" (4.24m x 3.20m)

### Ground Floor W.C.

### Kitchen Diner

13'5" x 12'0" (4.09m x 3.68m)

## FIRST FLOOR ACCOMMODATION

### Bedroom Two

13'5" x 8'5" (4.11m x 2.59m)

### Bedroom Three

8'11" x 6'11" (2.72m x 2.13m)

### Bathroom

## SECOND FLOOR ACCOMMODATION

### Bedroom One

18'6" x 13'5" (5.64m x 4.09m)

### En Suite

## EXTERIOR

### Front

Fully enclosed rear garden with patio area.

### Rear

Front garden with driveway to the side.

## 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 and follow the road round to turn left to continue on Sherwood Drive. 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 Mains

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.

## 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.

### **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.

### **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

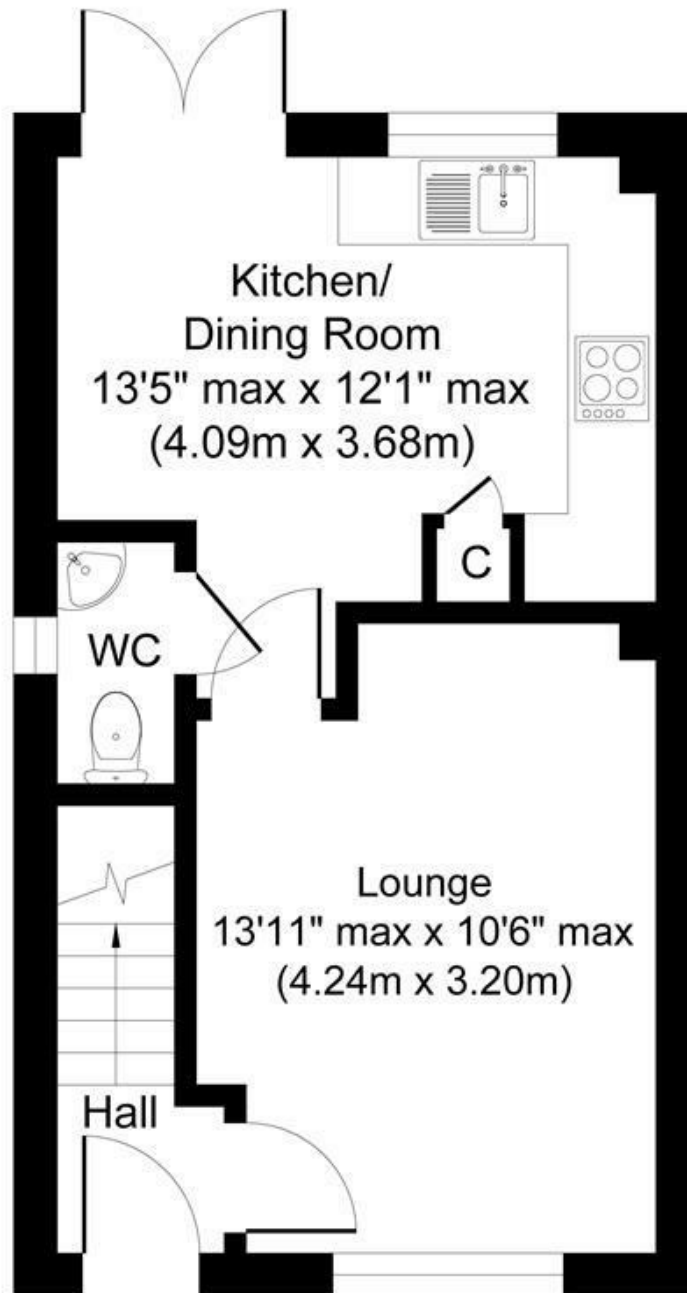
SELBY - 01757 241124

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

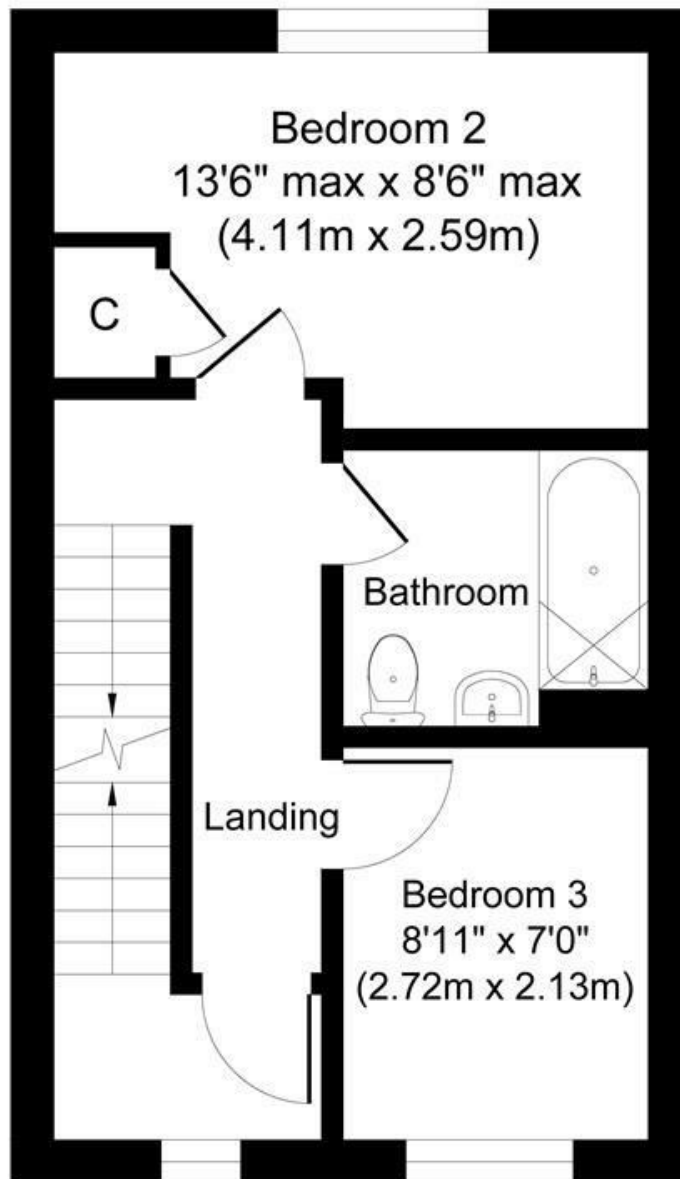
CASTLEFORD - 01977 558480





**Ground Floor**  
**Approximate Floor Area**  
**331 sq. ft**  
**(30.75 sq. m)**

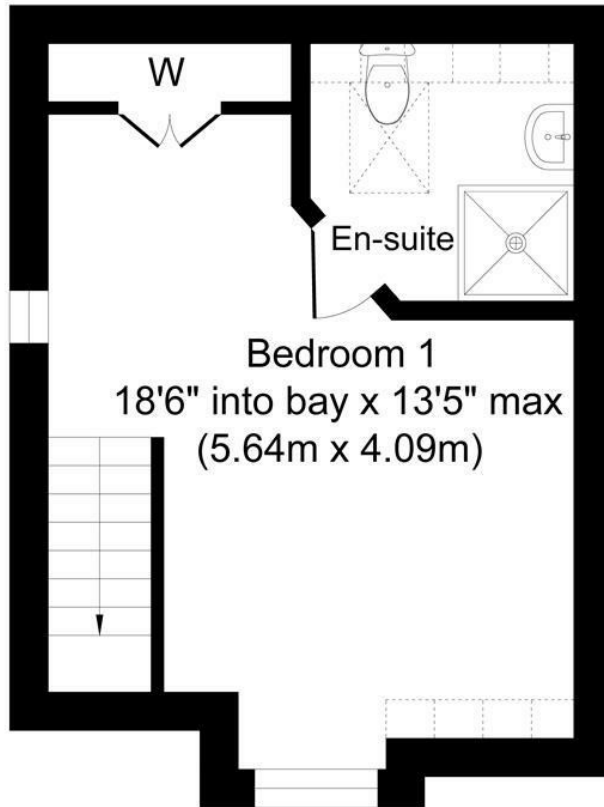
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction 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**  
**331 sq. ft**  
**(30.80 sq. m)**

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**Second Floor**  
**Approximate Floor Area**  
**226 sq. ft**  
**(20.99 sq. m)**

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