



Oak Drive, Thorpe Willoughby, YO8 9FG

Guide Price **£325,000**





Oak Drive, Thorpe Willoughby

Selby, YO8 9FG

- Three Bedroomed Detached House on Corner Plot
- 105 Sq. M/ 1130 Sq. Ft.
- North West Facing Rear Garden
- Driveway Parking and Garage
- Mains Water/ Mains Drainage
- Mains Electricity/ Mains Gas Central Heating
- Brick Built Construction
- FREEHOLD
- EPC 'D' (67)
- Council Tax Band 'D'



If Carlsberg did houses ... this is it! This is the ultimate three bedroomed, detached house with ensuite and garage.

Step through the front door of this crisply decorated, three-bedroom detached home, and discover a haven where comfort and elegance intertwine across 105 square metres (1,130 square feet) of inviting living space.

Nestled on a prized corner plot, this residence welcomes you with a generous hallway that hints at the abundance of space to come. To the right is the ground floor cloaks/w.c and just past the staircase, as door leads through into the heart of the home.

The open-plan dining kitchen stretches across the back of the whole house. Thoughtfully arranged and appointed with modern 'flint grey' cabinetry, this space invites culinary adventure and every-day ease, offering ample elbow room for everything from morning coffee rituals to lively weekend baking sessions.

Cooking facilities include an eye-level double oven and Induction hob. Take a moment of mindfulness watching the songbirds whilst filling up the kettle at the sink, as you catch the sun through the rear window. Integrated appliances include a fridge/freezer and dishwasher.

The dining area draws you in with space to seat six, whilst overlooking the garden through the French patio doors. From here you can also peer into the lounge through glass French doors. This is perfect for having a 'grown up' meal with friends, whilst the children amuse themselves, under a careful eye - of course.

Tucked away behind the garage, locate your handy Utility room with white kitchen units and space for a washing machine and separate tumble drier. Doors lead into the garage and outside.



The wide plank, wood effect laminate flooring continues into the modern lounge with its charming bay window. There is space to host the whole family – perfect for when the evenings draw in and its time to settle down for the night.

Peek into the three bedrooms upstairs, each beautifully finished and perfectly proportioned to accommodate restful retreats, creative studies, or playful nurseries.

The principal bedroom is a true sanctuary, boasting fitted wardrobes and space for a king-size bed. The generous sized ensuite bathroom hosts a panel bath with shower over, vanity wash hand basin and close coupled w.c. The additional bedrooms offer flexibility for family, guests, or home working.

The main bathroom, with its sleek fixtures and calming palette, promises a refreshing start to the day and a relaxing wind-down in the evening.

Storage solutions are cleverly woven throughout, ensuring clutter is kept at bay, and the attached garage provides further practical space for hobbies or secure parking. Do we need to mention the Electric roller shutter garage door?

Outside to the front is a low maintenance garden and paved driveway.

To the rear is a modern landscaped haven ready to escape into. With Indian Stone patio areas, raised Astro-turf lawn and a Summerhouse, this home is ready when you are.

Important Information

Please Note:

- There is a Podpoint Charger next to the garage door. The vendors may take this with them. A new consumer unit was installed at the time of the EV charging point was installed.
- The installation date of the boiler is unknown (pre 2011) however it was last serviced 6th November 2025.
- The internal kitchen wall was removed in 2016. No Building Regulation certificates were obtained.
- New windows and doors were replaced in 2018 and 2021. No FENSA certificates were obtained.

Property Information Disclaimer

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- Verify the information independently before making any transactional decisions
- Conduct their own inspections, surveys and searches
- Seek independent legal and professional advice as appropriate.

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All viewing appointments to be arranged via JP Harll. If you require clarification on any point, then please contact us especially if you are travelling some distance to view.

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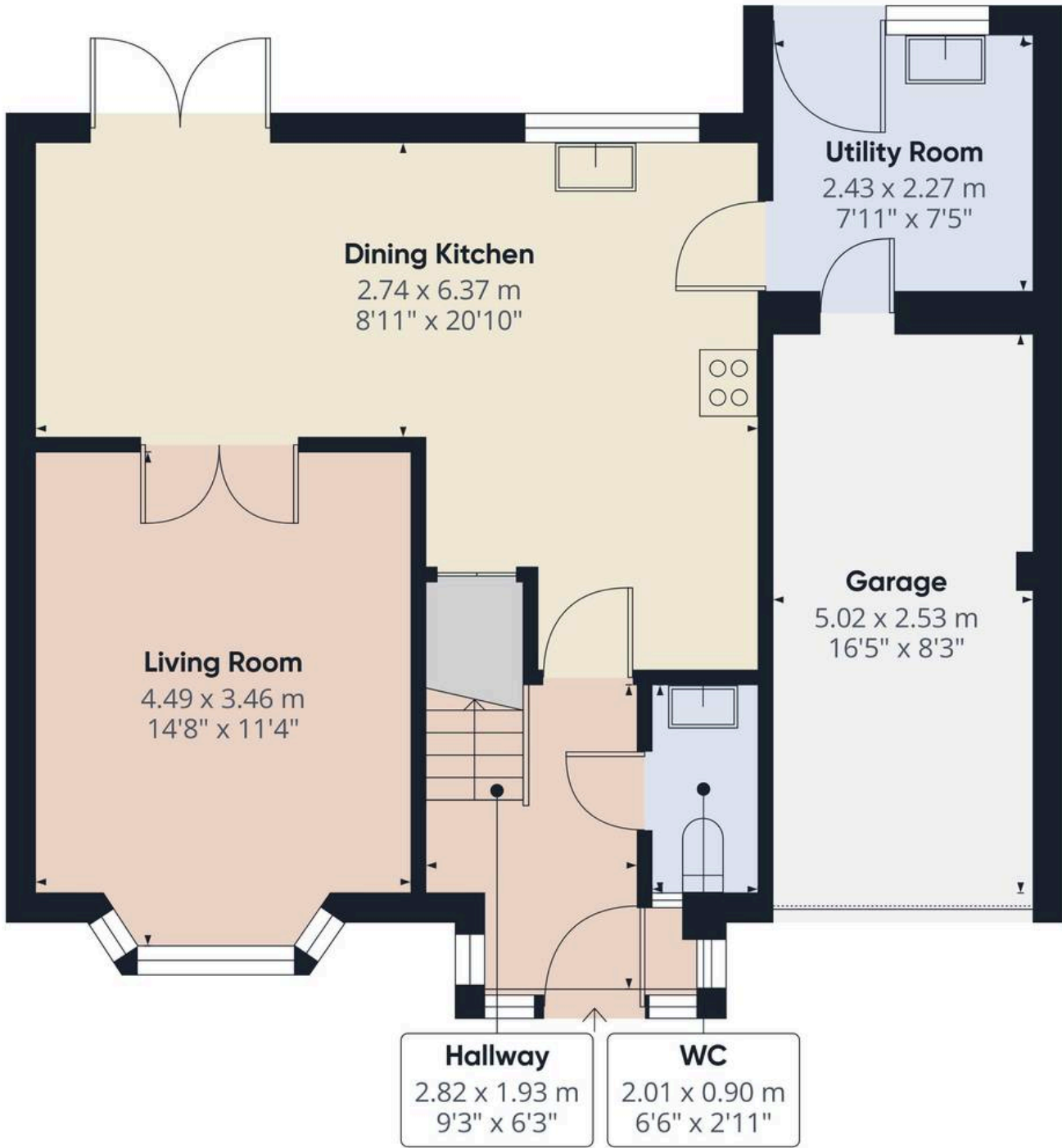
Our opening hours are Monday to Friday 9.00 to 17.30 and Saturdays 9.00 to 16.00

Should you wish to arrange a viewing, please contact us on 01757 709955









Approximate total area⁽¹⁾

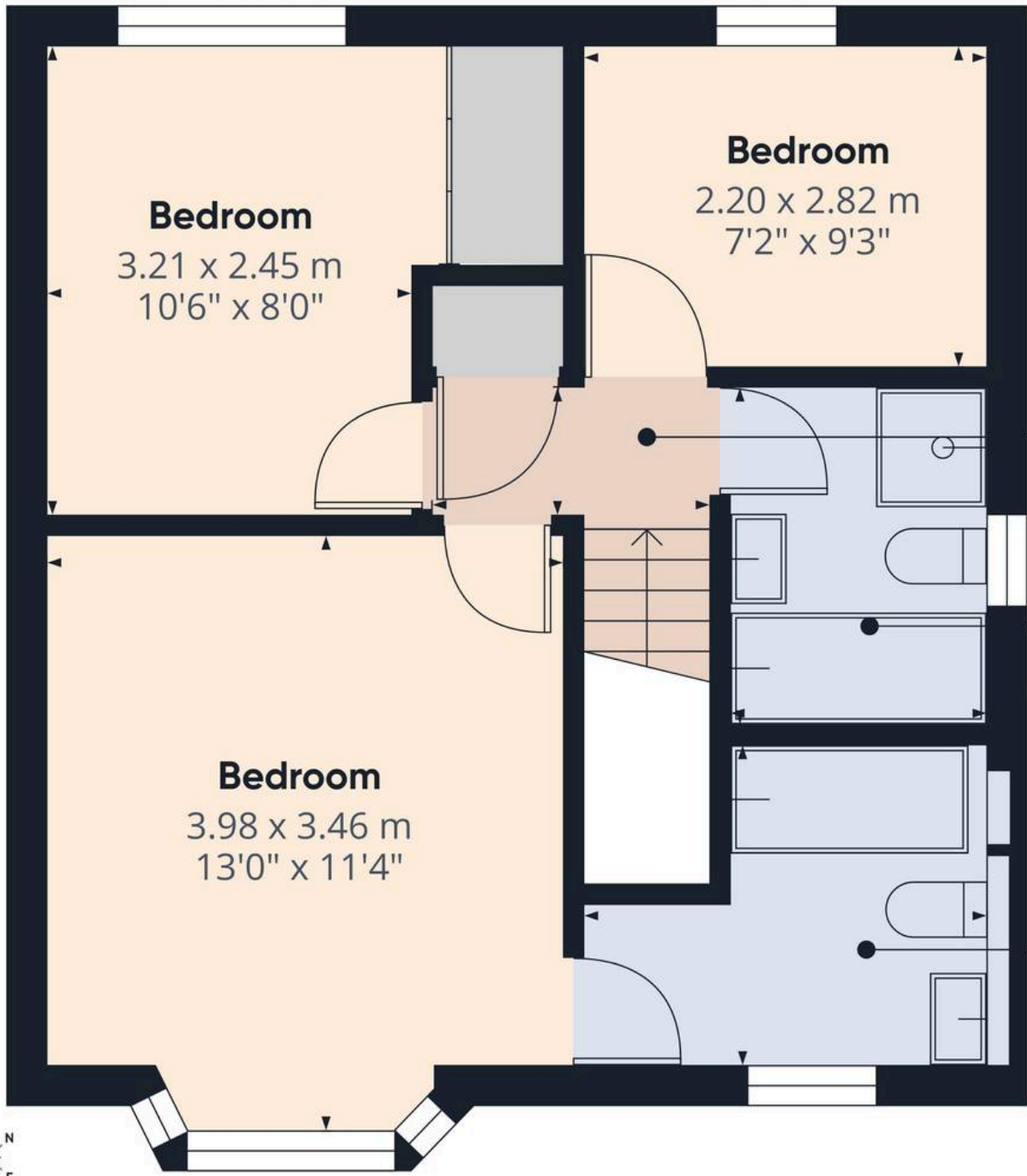
64.5 m²
694 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



Ground Floor



Landing
0.90 x 1.89 m
2'11" x 6'2"

Bathroom
2.29 x 1.87 m
7'6" x 6'1"

En-Suite
2.21 x 2.67 m
7'3" x 8'9"

Approximate total area⁽¹⁾

40.1 m²
431 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



Floor 1



JP Harll

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