



Leeds Road, Thorpe Willoughby, YO8 9LT

In Excess of **£200,000**





- No Onward Chain
- Three Bedroomed End Of Terrace House
- Parking And Good Size Rear Garden
- 80 Sq. M / 861 Sq. Ft.
- Mains Gas Central Heating System. Mains Electricity
- Mains Water. Mains Drainage
- FREEHOLD
- Brick Built Construction
- EPC Rating 'C' (69)
- Council Tax Band 'A'



Welcome home, to this spacious three bedroomed, end of terrace house. The property is offered with no onward chain. Entering through the front door, into the hallway. Take off your coats and shoes and head on in. Doors lead into the ground floor cloaks/w.c., lounge/diner, kitchen and the staircase leads up to the first floor accommodation.

The generous lounge/diner, boasts dual aspect windows to the front and rear overlooking the gardens. There is space here for the whole family to gather. There is also a feature fire place to create a focal point within the space.

Across the hall is the kitchen with plenty of cupboards and work surface space. There is a pantry with cold shelf. The kitchen also offers access to the rear hall, house toilet and utility/store room.

Upstairs are three well-proportioned bedrooms and family bathroom. The bathroom comprises of a panel bath with shower over, pedestal wash hand basin.

Outside to the front is an open plan lawned garden with hedge for privacy. The rear garden has been mainly laid to lawn with gravel path leading to the rear parking at the bottom of the garden for at least two cars and is accessed via private road from Leeds Road.

Property Information Disclaimer

- Please note the train line runs within close proximity to this home.
- New external composite doors installed November 2022
- Heating system was last serviced in July 2026

The information in this property listing has been provided by the vendor and/or third-party sources. While we make every reasonable effort to ensure the accuracy of the information, we cannot guarantee its completeness or reliability, and no reliance should be placed on it as a statement of fact.

We advise all prospective purchasers to:

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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No person in this firm's employment has the authority to make or give any representation or warranty in respect of this property.

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.

JP Harll may receive a referral fee for recommending providers of ancillary services. You are not under any obligation to use these services.

In order for JP Harll to comply with current legislation, when making an offer, prospective purchasers will be subject to verification of status including anti-money laundering and proof of funding checks. Properties remain on the market until JP Harll are in receipt of all proofs.

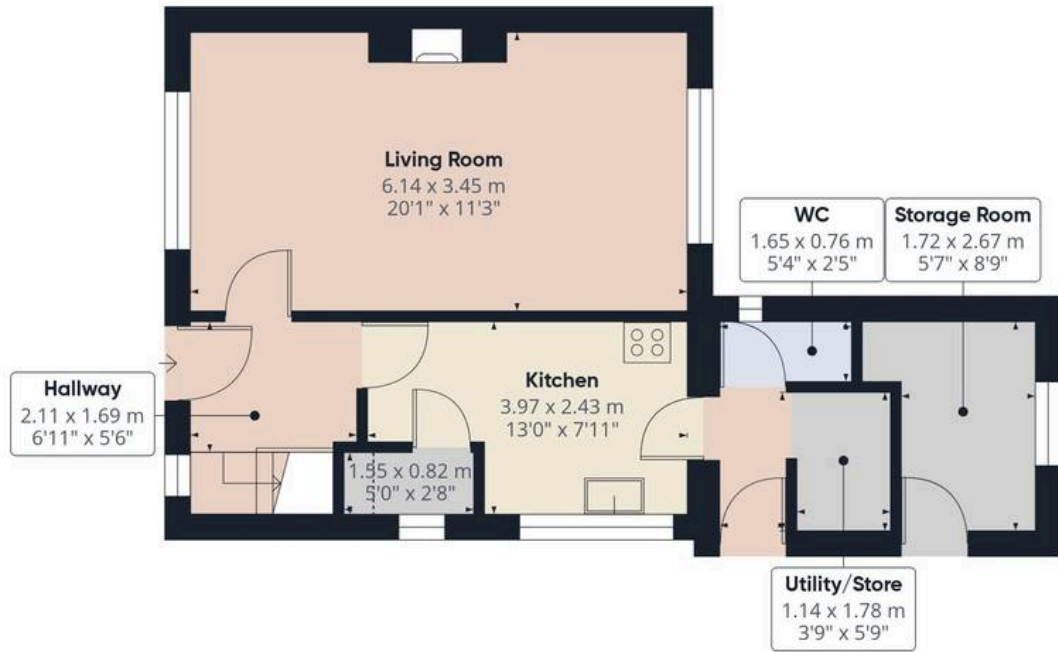
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Our opening hours are Monday to Friday 9.00 to 17.30 and Saturdays 9.00 to 16.00

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







Ground Floor



Floor 1



Approximate total area⁽¹⁾

78.7 m²
847 ft²

Reduced headroom

0.3 m²
3 ft²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 1.5 m/5 ft

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



JP Harll

J P Harll Estate Agents, 24 Finkle Street - YO8 4DS

01757 709955 • sales@jpharll.co.uk • www.jpharll.co.uk/

