



## 10 Francis Court

Fox Lane, Thorpe Willoughby, YO8 9RQ

Price Guide £63,500

PRICE REDUCTION - Was £73,500 - NOW £63,500 - Situated on Fox Lane is the popular Francis Court Development in Thorpe Willoughby, Selby, this delightful two-bedroom house offers a wonderful opportunity for those aged over 55 seeking a comfortable and convenient living space. The property features a spacious reception room, perfect for relaxation or entertaining guests, alongside two well-proportioned bedrooms that provide ample space for rest and privacy.

The house includes a bathroom that, while functional, may benefit from some updating, allowing you to personalise the space to your taste. This property is situated in a popular and sought-after development, making it an attractive option for those looking to join a friendly community.

Convenience is at your doorstep, with easy access to local amenities including a bus stop, doctors' surgery, pharmacy, corner shop the ever popular 'chippy', and a lovely park/green open space, all within a short distance.

This prime location ensures that you can enjoy both tranquility and accessibility, making daily life a breeze.

Additionally, the property is offered chain-free, providing a smooth transition for potential buyers. Whether you are looking to downsize or simply seeking a new place to call home, this home presents a fantastic opportunity to create a comfortable living environment in a welcoming community. Don't miss your chance to explore this promising property in Thorpe Willoughby.

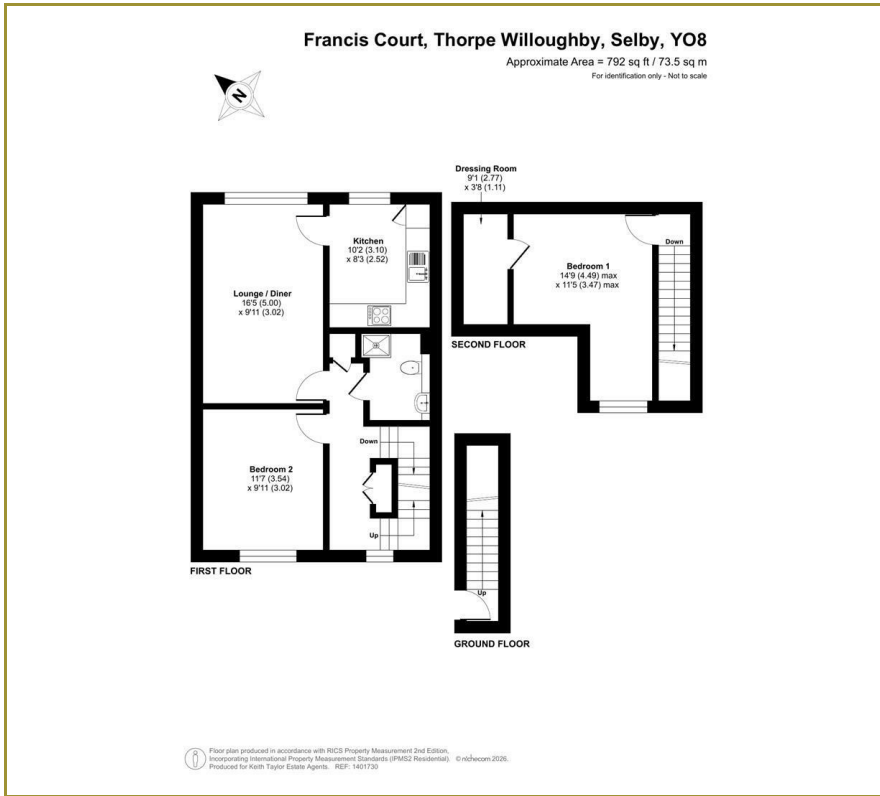
### Viewing

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

- 70% Shared Ownership
- REDUCED - WAS £73,500 - NOW £63,500
- Arranged Over two floors - with Chair Lift (if required)
- 2 Bedrooms
- Spacious Kitchen
- Lounge
- Shower Room, Large Storage Cupboard
- Fronting The Park
- \*\* REQUIRES UPDATING \*\*
- Electric Heating



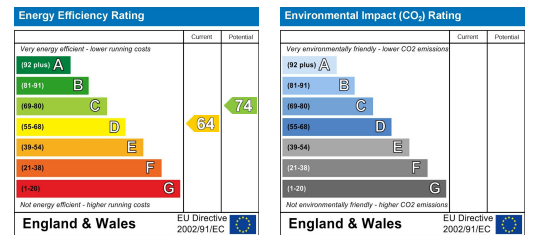
# Floor Plan



# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

# Keith Taylor

56 Gowthorpe, Selby, North Yorkshire, YO8 4ET  
 Tel: 01757 709457 Email: sales@keithtaylorproperty.co.uk  
 www.keithtaylorproperties.co.uk