

# Park Row



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

**Offers Over £425,000**



**\*\* VIEWS OVER FIELDS \*\* EXECUTIVE FAMILY HOME \*\*** Situated on the edge of the village of Thorpe Willoughby, this detached family home briefly comprises: Hall with door opening into double Integral Garage, Lounge, Kitchen Diner, Utility and Ground Floor w.c To the First Floor are five bedrooms; three of which have en-suite shower rooms and additional Family Bathroom. Externally, the property benefits from off street parking leading to Double Garage; which is currently being used as storage space but can easily be converted back for parking. The rear garden is predominately laid to lawn and fully enclosed. **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'.**











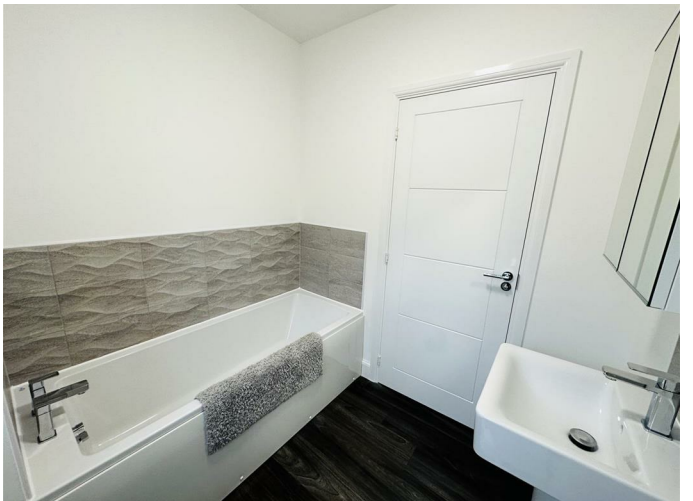






















## PROPERTY OVERVIEW

Nestled on the highly sought-after Sherwood Croft development in the peaceful village of Thorpe Willoughby, this executive five-bedroom detached home offers an exceptional blend of modern luxury and serene countryside living. Backed by open fields that provide a tranquil, rural outlook, the property enjoys a prime position within a well-regarded community known for its family-friendly atmosphere, strong sense of belonging, and excellent quality of life.

The spacious interior flows beautifully, starting with a welcoming lounge perfect for relaxed family evenings or entertaining, with a feature bay window that fill the space with natural light. A contemporary kitchen-diner serves as the true heart of the home, boasting sleek white cabinetry, integrated appliances including a built-in oven and gas hob, a practical breakfast bar, and patio doors that open directly onto the fully enclosed rear garden with its inviting patio area ideal for alfresco dining, barbecues, or simply enjoying the peaceful views over the fields.

Upstairs, the five generously proportioned bedrooms include three with private en-suite shower rooms for added convenience and privacy; the master suite stands out as a luxurious retreat with fitted mirrored wardrobes for ample storage.

Additional versatility comes from the double integral garage, currently thoughtfully converted into a practical store room and home gym that can easily be reinstated for car storage if preferred, alongside ample off-street parking on the driveway. The property's brick exterior with grey tiled roof and neat frontage reflects its executive quality, while the secure, enclosed garden offers safe outdoor space for children or pets amid the backdrop of open countryside. Living here means embracing a balanced, low-stress lifestyle in a welcoming village that boasts a primary school, village hall hosting community events, a popular pub, local shops including a fish and chip takeaway, a sports field with social club, green spaces, play areas, and bridle paths for leisurely walks. Thorpe Willoughby delivers a genuine community feel, modern energy-efficient homes, and easy access to Selby town centre just a short drive away for broader shopping, services, and transport links—including roads to York, Leeds, and beyond—making it an ideal commuter base while retaining its charming rural character surrounded by beautiful North Yorkshire countryside. This home truly captures the essence of comfortable, versatile family living in one of the area's most appealing villages.

## GROUND FLOOR ACCOMMODATION

### Hall

14'5" x 6'7" (4.40m x 2.01m)

### Lounge

19'4" x 11'0" (5.90m x 3.37m)

### Kitchen Diner

29'1" x 10'5" (8.89m x 3.18m)

### Utility Room

7'2" x 5'5" (2.20m x 1.66m)

## Ground Floor w.c

5'6" x 3'2" (1.68m x 0.98m)

## FIRST FLOOR ACCOMMODATION

### Landing

### Master Bedroom

16'11" x 9'2" (5.17m x 2.80m)

### En-Suite

6'6" x 6'1" (2.00m x 1.86m)

### Bedroom Two

12'8" x 11'0" (3.88m x 3.37m)

### En-Suite

6'9" x 5'5" (2.06m x 1.66m)

### Bedroom Three

10'5" x 10'0" (3.18m x 3.05m)

### Bedroom Four

10'4" x 8'4" (3.16m x 2.55m)

### Bathroom

6'9" x 6'6" (2.08m x 2.00m)

## EXTERIOR

### Garage/Gym/Store

16'7" x 14'6" (5.07m x 4.44m)

Currently used as a store, but can easier be converted back to a double garage.

### Front

Off street parking leading to double garage.

### Rear

Predominately laid to lawn and fully enclosed with patio area.

### 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.

## TENURE, LOCAL AUTHORITY AND TAX BANDING

Tenure: Freehold

Local Authority: North Yorkshire County Council

Tax Banding: E

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.

## HEATING AND 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.

## 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.

## 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

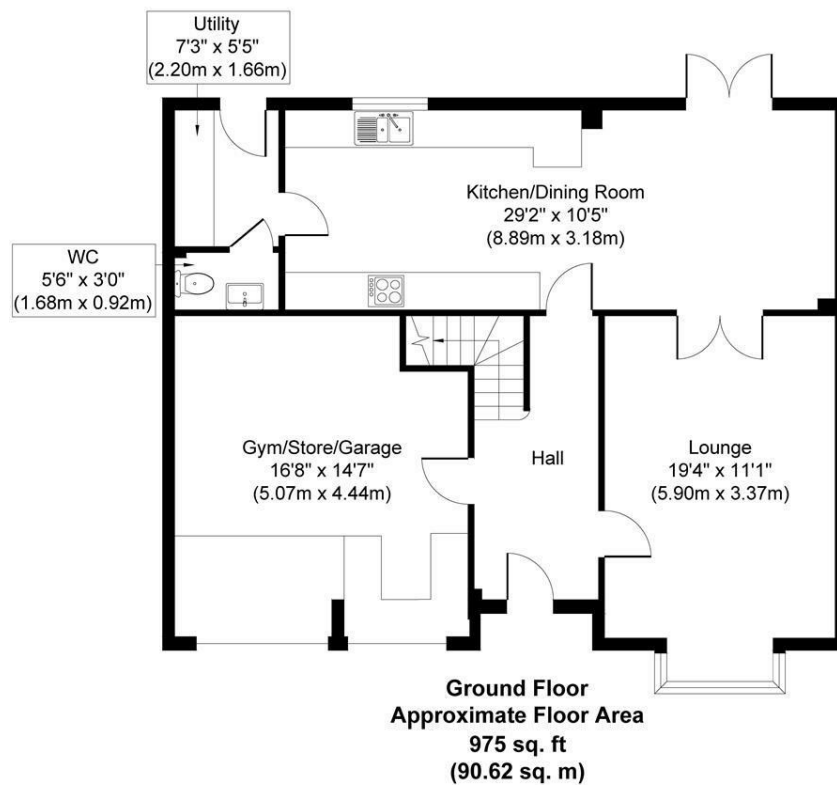
TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES ON:

SELBY - 01757 241124  
GOOLE - 01405 761199  
SHERBURN IN ELMET - 01977 681122  
PONTEFRACT - 01977 791133  
CASTLEFORD - 01977 558480

## 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.

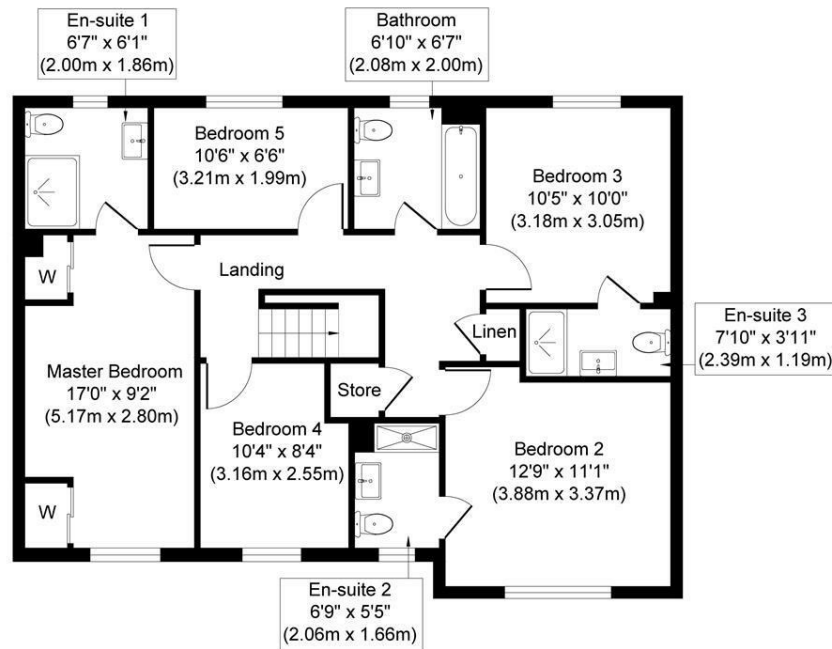




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction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

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