

# Park Rôw



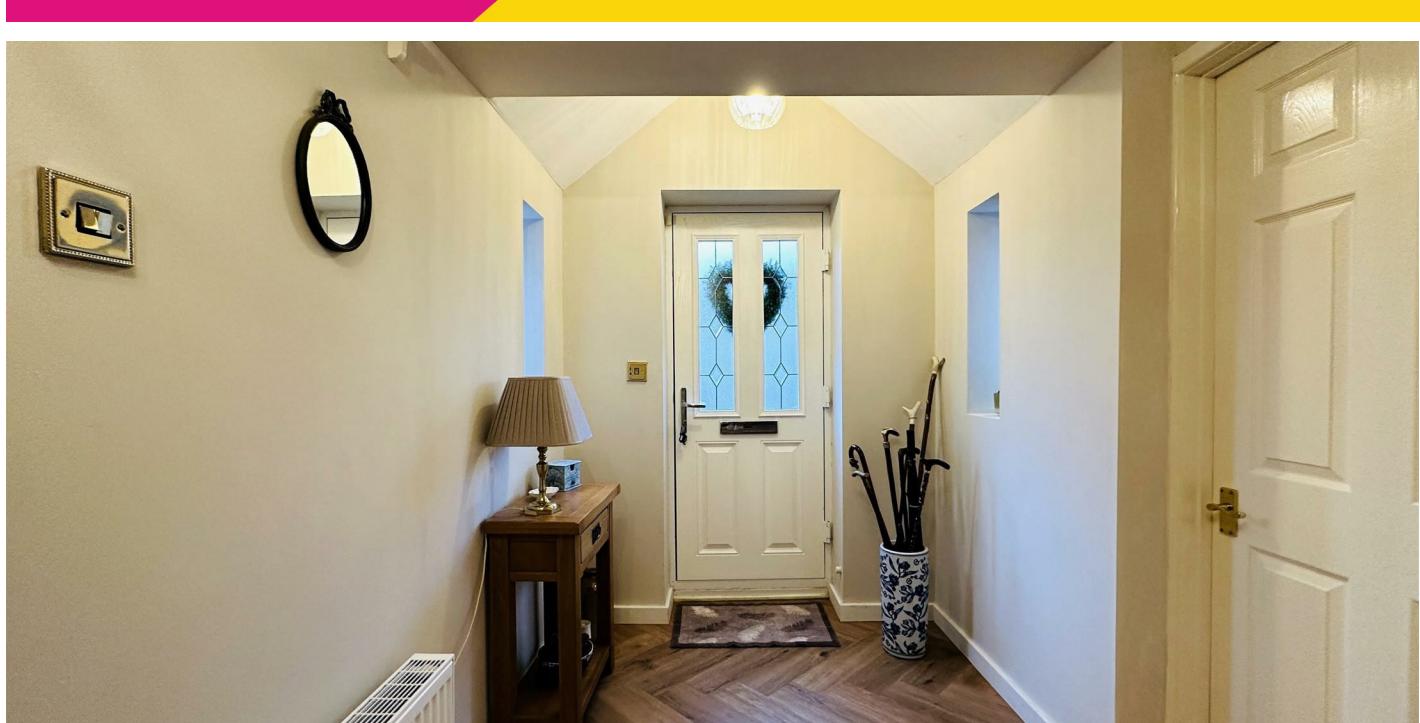
**Field Avenue, Thorpe Willoughby, Selby, YO8 9PS**

**Offers Over £325,000**



**\*\*OPEN FIELDS TO THE SIDE\*\* VILLAGE LOCATION\*\*** Situated in the village of Thorpe Willoughby, this detached property briefly comprises: Hall, ground floor W.C, Lounge, Dining Room/ Bedroom Five, Breakfast Kitchen and Garden Room: The First Floor offers four bedrooms; one with En-suite and additional Shower Room. Externally, the property benefits from lawned section with herbaceous borders and off street parking leading to garage. The rear offers patio areas, and is predominately laid to lawn. **VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE PROPERTY ON OFFER. RING US 7 DAYS TO BOOK A VIEWING. 'WE OPEN UNTIL 8PM MONDAY TO THURSDAY, 5.30 FRIDAYS, 5.00 SATURDAYS AND 11.00 - 3.00 SUNDAYS'.**



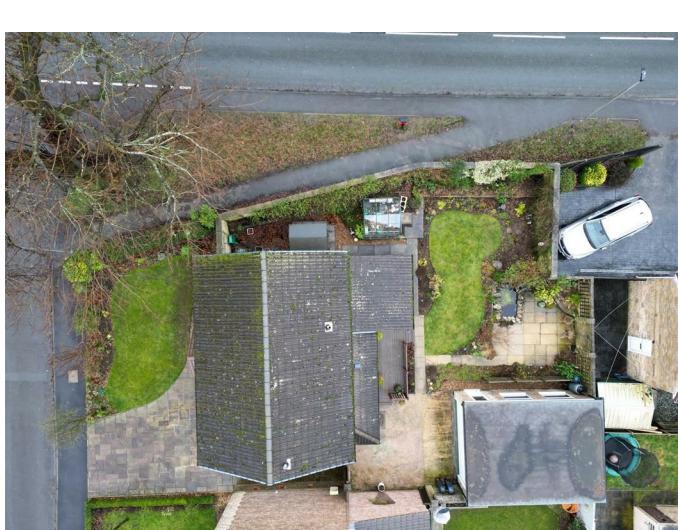














## PROPERTY OVERVIEW

Nestled in the sought-after area of Thorpe Willoughby, this spacious detached property offers the perfect blend of comfort and functionality.

The ground floor features a breakfast kitchen, a versatile garden room for summer nights, and a flexible room that can serve as an additional bedroom or formal dining room. Upstairs, the main bedroom benefits from an en-suite bathroom, with three featuring built in wardrobes for added storage. The property's detached nature provides both privacy and a peaceful atmosphere, making it an ideal choice for families.

The property also boasts a garage/workshop with off-street parking, offering ample space for vehicles, storage, or hobbies.

With excellent local amenities, schools, and transport links nearby, this home offers a fantastic opportunity for modern family living.

## GROUND FLOOR ACCOMMODATION

### Hall

17'4" x 6'5" (5.29m x 1.96)

### Ground Floor w.c

5'0" x 2'8" (1.54m x 0.82m)

### Lounge

19'9" x 10'11" (6.03m x 3.33m)

### Dining Room/Bedroom Five

10'11" x 10'5" (3.33m x 3.19m)

### Breakfast Kitchen

17'10" x 12'7" (5.45m x 3.85m)

### Garden Room

10'5" x 10'4" (3.20m x 3.17m)

## FIRST FLOOR ACCOMMODATION

### Landing

### Bedroom One

14'2" x 10'11" (4.32m x 3.33)

### En-Suite

7'11" x 4'6" (2.42m x 1.39m)

### Bedroom Two

10'11" x 10'11" (3.35m x 3.33m)

### Bedroom Three

8'10" x 7'11" (2.70m x 2.43m)

### Bedroom Four

7'11" x 6'11" (2.43m x 2.12m)

### Shower Room

6'11" x 4'8" (2.12m x 1.43m)

## EXTERIOR

### Front

Off street parking and to the side is mainly laid to lawn.

### Rear

Concrete to the garage, paved seating area, lawn and pond.

## DIRECTIONS

On leaving Selby office turn right onto Gowthorpe, at the traffic signals continue forward onto Leeds Road signposted Leeds A63. Continue forward onto Leeds Road for approximately 1.5 miles. On reaching Thorpe Willoughby take a left onto Fox Lane and then left onto Field Lane then left again onto Field Avenue where 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

Tax Banding: D

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

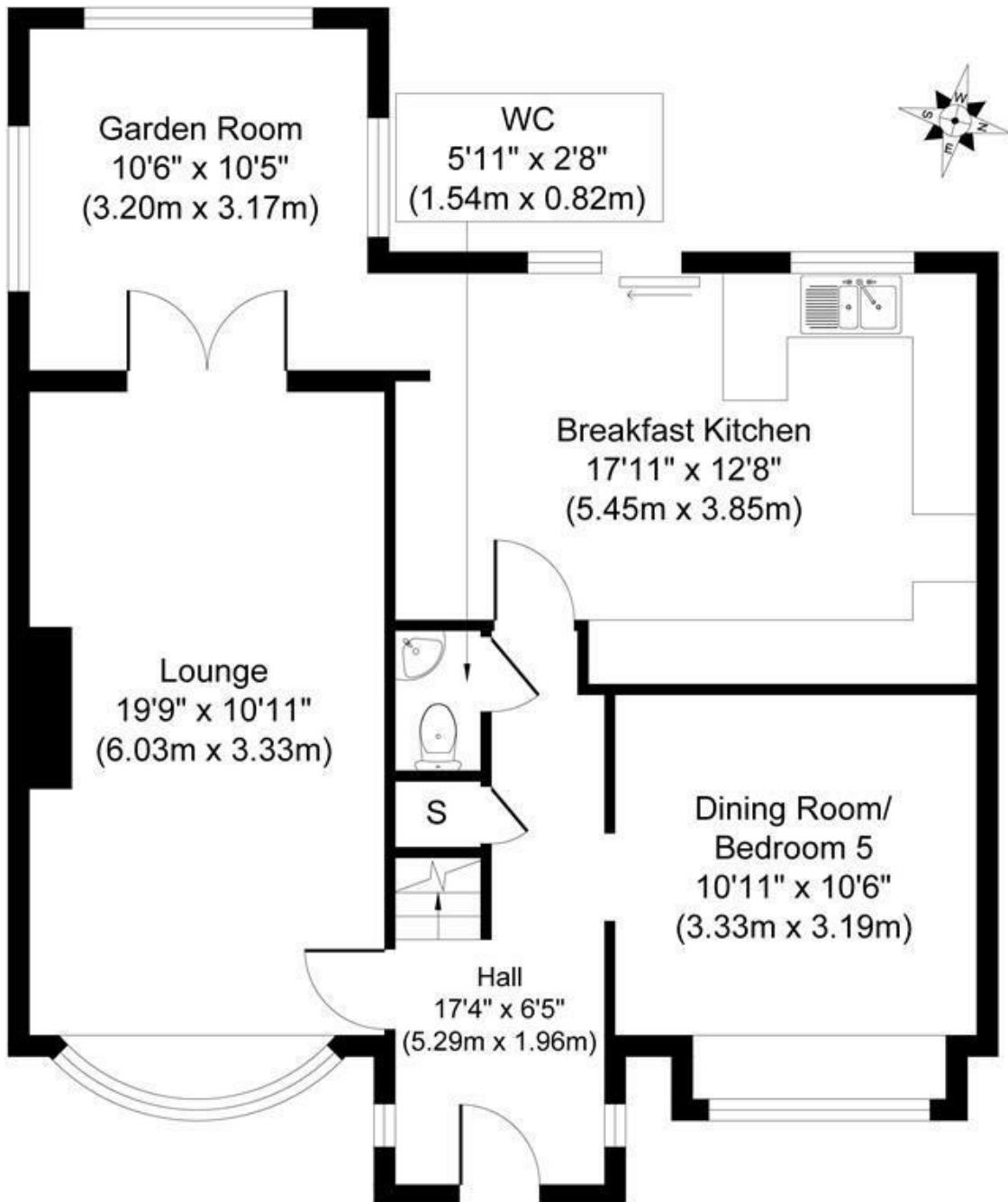
PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

## **VIEWINGS**

Strictly by appointment with the sole agents.

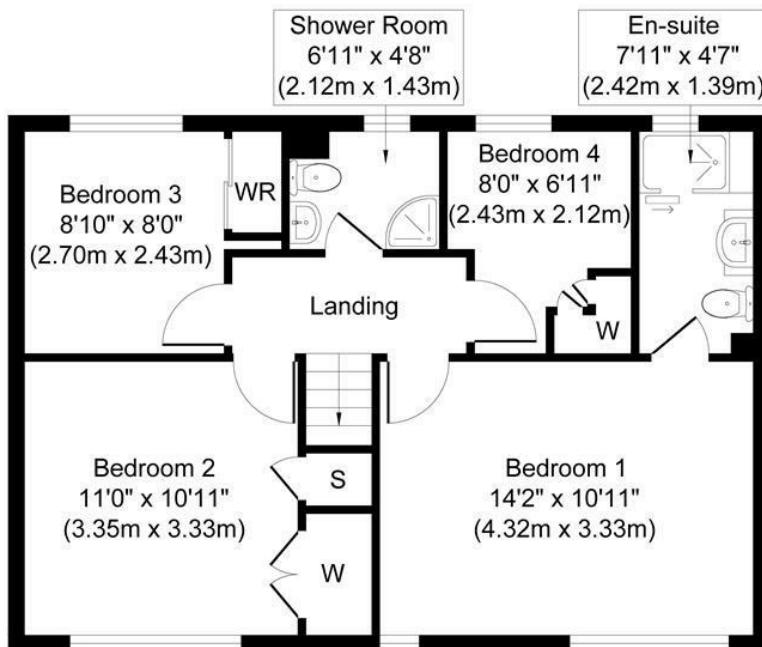
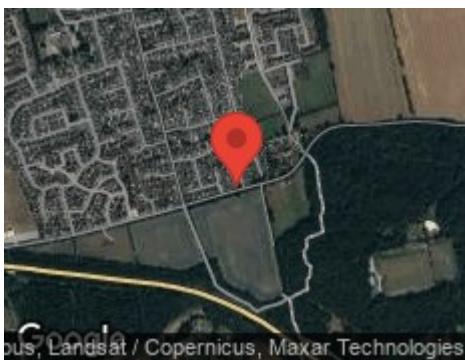
If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.



**Ground Floor**  
**Approximate Floor Area**  
**817 sq. ft**  
**(75.91 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**  
**586 sq. ft**  
**(54.43 sq. m)**

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(91-91)	B		
(90-89)	C		
(89-88)	D		
(88-84)	E		
(83-80)	F		
(1-29)	G		
Not energy efficient - higher running costs			
Very environmentally friendly - lower CO <sub>2</sub> emissions		81	
(92 plus)		68	
(91-91)			B
(90-89)			C
(89-88)			D
(88-84)			E
(83-80)			F
(1-29)			G
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)		72	
(91-91)		64	
(90-89)			B
(89-88)			C
(88-84)			D
(83-80)			E
(1-29)			F
Not environmentally friendly - higher CO <sub>2</sub> emissions			G
England & Wales		EU Directive 2002/91/EC	