

# Park Row



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

**Offers Over £170,000**



**\*\*SINGLE GARAGE\*\*GREAT FOR FIRST TIME BUYERS\*\*** Situated in Thorpe Willoughby this terrace home briefly comprises: Lounge and Kitchen. To the first floor are two Bedrooms and Shower Room. Externally the property benefits from a front garden, an enclosed rear garden and a single garage. **VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE SIZE AND LOCATION OF 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

Situated in the popular village of Thorpe Willoughby, this well-presented two-bedroom mid-terrace home offers an excellent opportunity for first-time buyers, small families, or investors. The property benefits from a pleasant position with both front and rear gardens, as well as the added advantage of a single garage providing useful off-street parking or additional storage. There are also solar panels belonging to the property, as well as a new boiler. The accommodation briefly comprises a welcoming lounge to the ground floor, creating a comfortable living space, alongside a practical kitchen with access to the rear garden, ideal for everyday living and entertaining. To the first floor are two well-proportioned bedrooms and a family bathroom. Externally, the property enjoys a front garden setting the home back from the street, while the enclosed rear garden offers a private outdoor space suitable for seating, gardening, or relaxing. A single garage further enhances the practicality of the home. Conveniently located within Thorpe Willoughby, the property offers easy access to local amenities, schools, and transport links, making it a well-rounded home in a desirable village location.

## GROUND FLOOR ACCOMMODATION

### Lounge

17'4" x 11'3" (5.30m x 3.43m)

### Kitchen

12'11" x 11'3" (3.96m x 3.43m)

## FIRST FLOOR ACCOMMODATION

### Bedroom One

11'5" x 11'2" (3.49m x 3.41m)

### Bedroom Two

11'3" x 8'2" (3.44m x 2.50m)

### Bathroom

8'2" x 5'6" (2.49m x 1.69m)

## EXTERNAL

### Front

Front garden and path leading away from the property. Solar panels belonging to the property on the roof.

### Rear

Enclosed rear garden with decking and single garage.

## DIRECTIONS

From Finkle Street in Selby and head west toward Water Lane. Turn left onto the A1041 (Bawtry Road) and follow it out of Selby. At the roundabout, take the first exit onto the A1238 toward Thorpe Willoughby. Continue straight for a couple of miles. When you reach Thorpe Willoughby, turn right onto Field Avenue where the property will be clearly identifiable by our Park Row 'For Sale' board.

## HEATING & 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.

## LOCAL AUTHORITY, TAX BANDING AND TENURE

Tenure: Freehold

Local Authority: North Yorkshire Council

Tax Banding: A

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: 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.

## 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:


GOOLE - 01405 761199

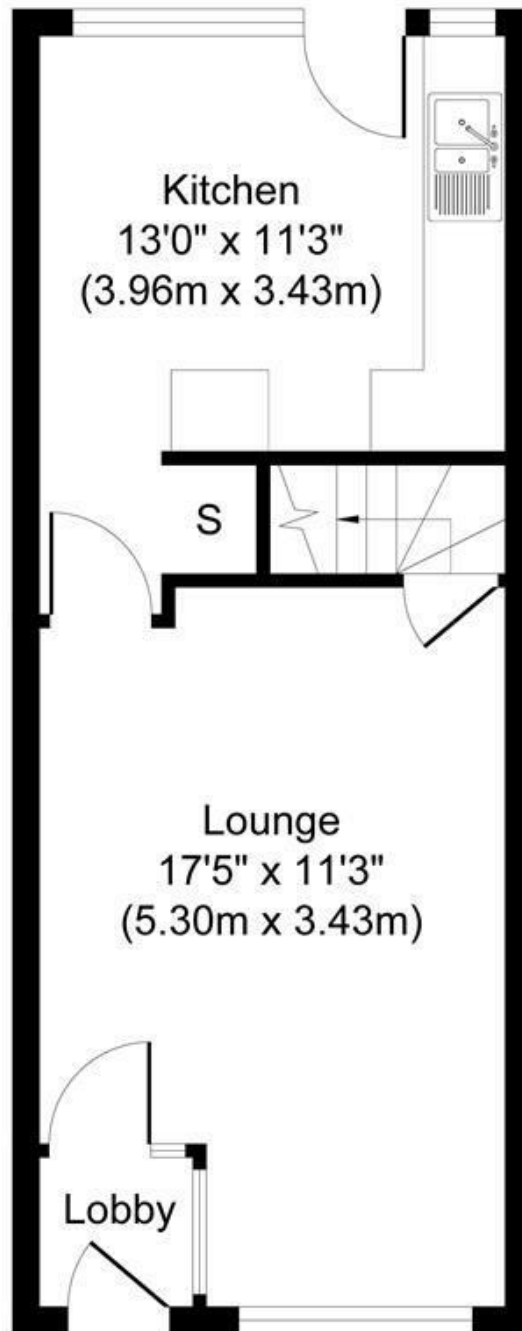
SELBY - 01757 241124

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

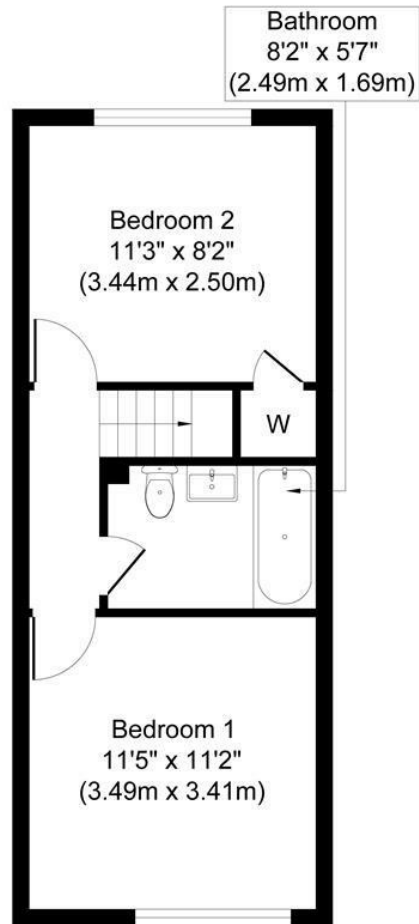
CASTLEFORD - 01977 558480





**Ground Floor**  
**Approximate Floor Area**  
**346 sq. ft**  
**(32.10 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**  
**346 sq. ft**  
**(32.10 sq. m)**

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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
92-100	A			02-10	A		
81-91	B			11-20	B		
69-80	C			21-30	C		
55-68	D			31-40	D		
43-54	E			41-50	E		
31-42	F			51-60	F		
13-30	G			61-70	G		
All energy efficient - higher running costs				All environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		84	85	England & Wales			
		EU Directive 2002/91/EC				EU Directive 2002/91/EC	