



Willow Rise, Thorpe Willoughby, YO8 9FW

In Excess of **£300,000**





- Extended Four Bed Detached House
- Secure East Facing Rear Garden
102 Sq. M/ 1102 Sq. Ft.
- Brick Built Construction
- FREEHOLD
- Mains Gas Central Heating. Mains Electricity
- Mains Sewerage. Mains Water
- Broadband: FTTC. Mobile 5G
- EPC Rating 'C' (70)
- Council Tax Band 'C'



We are pleased to offer for sale this beautifully presented and newly updated four bedroomed detached house.

Step through the front door of this crisply decorated home, and imagine living somewhere where all you have to do is figure out where you will put your own furniture!

Nestled on a generous corner plot, this residence welcomes you with a hallway to leave coats and shoes. Turn left into the well proportioned living room with large window to the front to let light stream in through this space. There are sliding barn style doors to separate or open up the living room and dining kitchen should you need to entertain or just want to cosy up and switch off.

The dining kitchen stretches across the back of the house. Thoughtfully arranged and appointed with modern and newly fitted, stylish grey cabinetry, this space invites culinary adventure and every-day ease, offering ample elbow room for everything from morning coffee rituals to lively weekend baking sessions. Built in appliances include hob, cooker and dishwasher.

The dining area draws you in with space to seat six, whilst overlooking the garden through the French patio doors. From here you can also peer into the lounge through the sliding doors. This is perfect for having a 'grown up' meal with friends, whilst the children amuse themselves.

Four well proportioned bedrooms make up the first floor accommodation. The large master occupies the space above the garage creating a generous bedroom and with a newly fitted shower room with sleek grey tiles this has a real grown up feel.

Bedrooms two and three are both doubles whilst bedroom four is a generous single (currently used as a dressing room) however could be a nursery, office or child's bedroom.

The main bathroom, with its sleek fixtures and calming palette, promises a refreshing start to the day and a relaxing wind-down in the evening.



Storage solutions are cleverly woven throughout, ensuring clutter is kept at bay, and the attached garage provides further practical space for hobbies or secure parking. Do we need to mention the Electric roller shutter garage door?

Outside to the front is a low maintenance, lawned garden and driveway with space for at least two cars.

To the rear of the property is the East facing garden which is zoned to provide a paved area for bbq's and entertaining, lawned area for children to play and a grown up decked area at the rear of the garden creating a private, relaxed area to chat, drink wine and enjoy the summer sun.

Please Note:

- **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.

JP Harll accepts no liability for any inaccuracies, errors, or omissions in the information provided, whether arising from third party data, vendor statements or typographical error.

It should not be assumed that this property has all the necessary Planning, Building Regulation or other consents. Any services, appliances and heating system(s) listed have not been checked or tested.

These particulars, whilst believed to be accurate are set out as a general outline only as 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 their accuracy.

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.

- Should you require a mortgage to purchase a property, JP Harll have 'in-house', whole of market, independent mortgage advisors who can assist. They do not charge a broker fee for standard residential mortgages. Their direct telephone number is 01757 709888. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured upon it.

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

Approximate total area⁽¹⁾

102.5 m²

1102 ft²



Floor 1



(1) Excluding balconies and terraces

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

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