Park Rôw

Meadow Garth, Thorpe Willoughby, Selby, YO8 9PL

Offers Over £230,000

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** GARAGE ** POPULAR VILLAGE LOCATION ** Situated in the village of Thorpe Willoughby, this family home briefly comprises: Hall, Ground Floor w.c, Lounge and Kitchen Diner. To the First Floor are three bedrooms and Family Bathroom. Externally, the property benefits from off street parking for multiple vehicles and leading to garage, with both the front and rear offering well maintained lawned areas. 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

Situated on the popular Meadow Garth development in Thorpe Willoughby, this appealing semi-detached home offers a lovely balance of space, practicality and outdoor living. Positioned on a corner plot, the property benefits from a larger-than-average detached garage and generous driveway parking, providing excellent flexibility for families and those needing additional storage.

The South-East facing garden is a particular highlight, offering a private, enclosed and well-maintained space with plenty of room for relaxing and entertaining. Inside, the property has a welcoming feel, with a well-appointed dining kitchen and fitted wardrobes to two of the three bedrooms, providing valuable built-in storage.

Thorpe Willoughby is a highly regarded village just outside Selby, offering a strong community atmosphere, local amenities and excellent access to Selby, York and Leeds, with convenient transport links for commuters.

GROUND FLOOR ACCOMMODATION

Hall
10'4" x 7'3" (3.17m x 2.23m)

Ground Floor w.c
5'10" x 3'5" (1.79m x 1.06m)

Lounge
16'1" x 10'10" (4.92m x 3.32m)

Kitchen
16'0" x 11'3" (4.89m x 3.43m)

FIRST FLOOR ACCOMMODATION

Bedroom One
16'0" x 10'9" (4.89m x 3.28m)

Bedroom Two
10'11" x 6'11" (3.33m x 2.13m)

Bedroom Three
10'0" x 8'9" (3.06m x 2.69m)

Bathroom
7'8" x 5'8" (2.34m x 1.74m)

EXTERIOR

Front
Driveway providing off street parking and leading to detached Garage with the remaining area being laid to lawn with established borders.

Rear
Fully enclosed and predominately laid to lawn with side access to the Garage.

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 village take the first left after The Fox Inn pub onto Fox Lane, carry on straight for approximately 0.2 miles and turn left down Orchard Way. Then take the first left down Meadow Drive and then right down Meadow Garth. The property can be clearly identified by the Park Row Properties 'For Sale' Board.

AGENT NOTE
Some marketing materials for this property (including photographs and descriptions) may have been enhanced using AI for illustrative purposes only. These do not alter the property’s actual condition or features. Please arrange a viewing and verify all details independently.

AML Fee
Please note that the AML fee covers the cost of carrying out the necessary identity and anti-money laundering checks. Once these checks have been completed, the fee is non-refundable, even if the property purchase does not proceed.

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/CASTLEFORD - 01977 791133

TENURE, LOCAL AUTHORITY AND TAX BANDING

Tenure: Freehold
Local Authority: North Yorkshire Council
Tax Banding: B

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

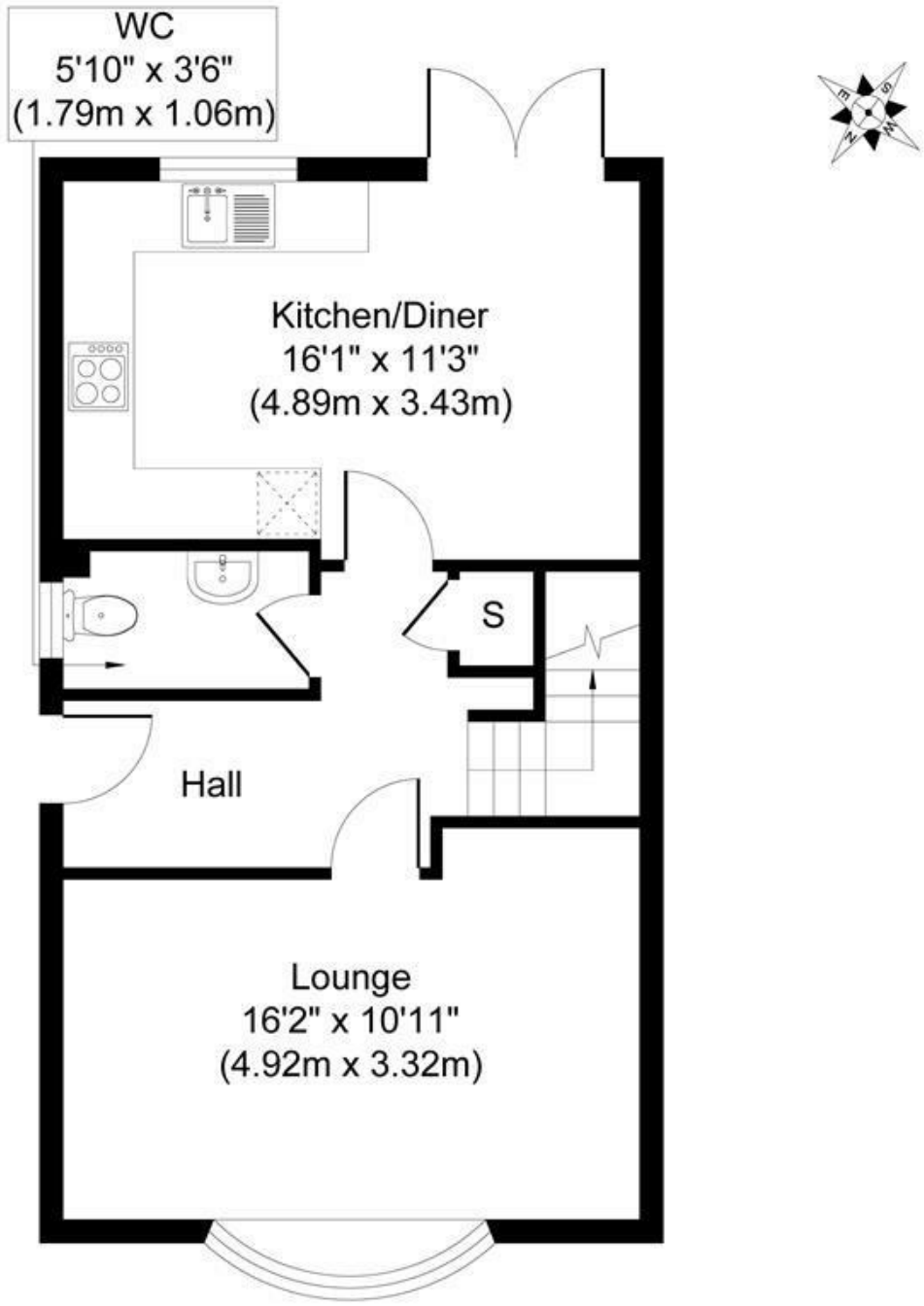
Electricity: Mains
Heating: Mains
Sewerage: Mains
Water: Mains

Broadband: Ultrafast
Mobile: 4G

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.

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
472 sq. ft
(43.81 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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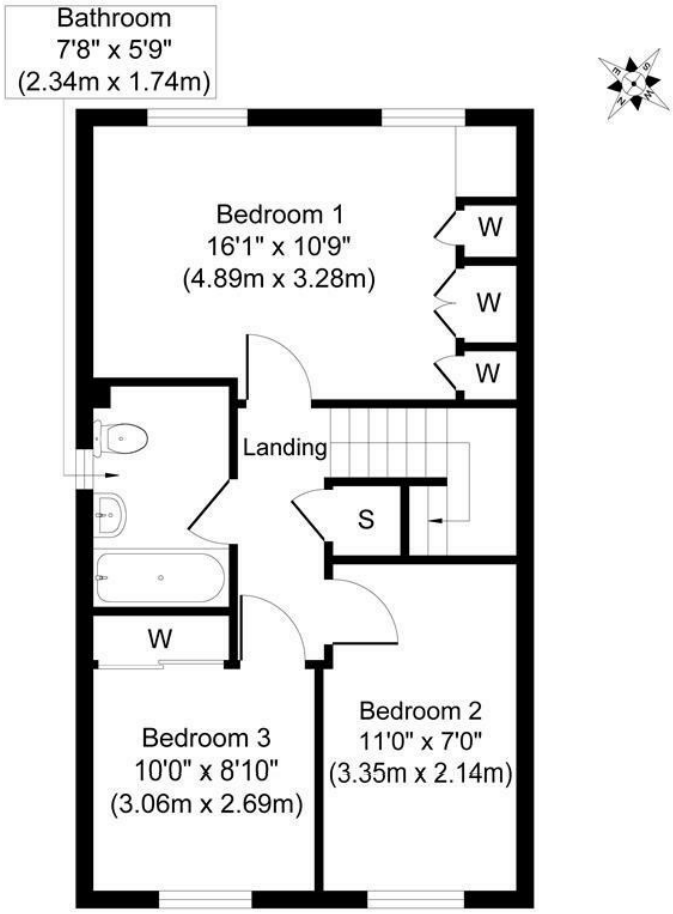

First Floor
Approximate Floor Area
463 sq. ft
(43.05 sq. m)

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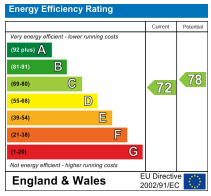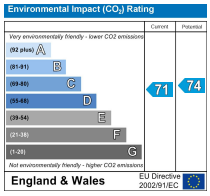
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