

# Park Row



**Sunnyside Farm, Thorpe Willoughby, YO8 9PG**

**Offers Over £325,000**



**\*\* OPEN PLAN LIVING AREA \*\* NEW BUILD PROPERTY WITH NHBC CERTIFICATE \*\*** Situated in the village of Thorpe Willoughby, built to a high specification, this detached, new-build home briefly comprises: Hall, Utility/w.c and Open Plan Lounge Kitchen Diner. To the First Floor are two double bedrooms; one with fitted wardrobes and en-suite and additional Bathroom. The Second Floor features further bedroom with eaves storage and Shower Room. Externally the property benefits from ample off street parking to the front and patio area with the remaining garden being laid to the lawn to the rear. **VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE POSITION OF 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'.**









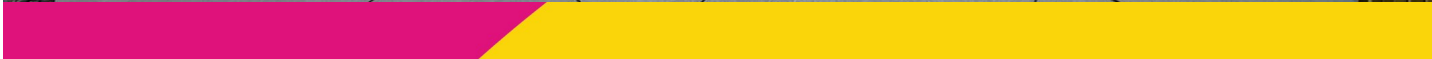














## PROPERTY OVERVIEW

This exceptional three-bedroom detached new build residence offers contemporary living in the highly regarded village of Thorpe Willoughby. Designed with efficiency and comfort in mind, the property benefits from an air source heat pump, underfloor heating to the ground floor, and individual zoned thermostats to all rooms.

The heart of the home is the open plan living kitchen dining area. The kitchen section is fitted with high-quality 'Häcker' engineered units and integrated 'Bosch' appliances. The kitchen flows seamlessly to the lounge area, creating a versatile space for family life and entertaining with bi-fold doors opening onto the rear garden, creating a seamless transition between indoor and outdoor living.

Arranged over the first and second floors are three well-proportioned double bedrooms, with the master bedroom featuring fitted wardrobes and en-suite shower room. A family bathroom is situated on the first floor, with an additional shower room serving the second floor.

The property is offered with the benefit of an NHBC certificate, ensuring quality and peace of mind for the new owner.

Ideally located within Thorpe Willoughby, the home enjoys close proximity to a range of local amenities, a well-regarded primary school, and regular bus services into Selby. The area also provides convenient access to major commuter routes, making it a superb choice for families and professionals seeking a balance of modern living and village charm.

## GROUND FLOOR ACCOMMODATION

### Hall

9'8" x 9'3" (2.95m x 2.82m)

### Utility/w.c

9'3" x 6'9" (2.82m x 2.08m)

### Living Kitchen Dining Area

30'2" x 18'9" maximums (9.22m x 5.74m maximums)

## FIRST FLOOR ACCOMMODATION

### Landing

### Bedroom One

15'10" x 11'10" (4.84m x 3.62m)

### En-Suite

8'5" x 5'10" (2.57m x 1.78m)

### Bedroom Two

13'10" x 11'10" (4.24m x 3.62m)

### Bathroom

10'0" x 6'5" (3.07m x 1.96m)

## SECOND FLOOR ACCOMMODATION

### Landing

### Bedroom Three

12'2" x 11'5" (3.72m x 3.49m)

### Shower Room

6'10" x 5'10" (2.10m x 1.79m)

## 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 right after The Fox Inn pub onto Fir Tree Lane. 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: TBC

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: Air Source Heat Pump

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.

### **VIEWINGS**

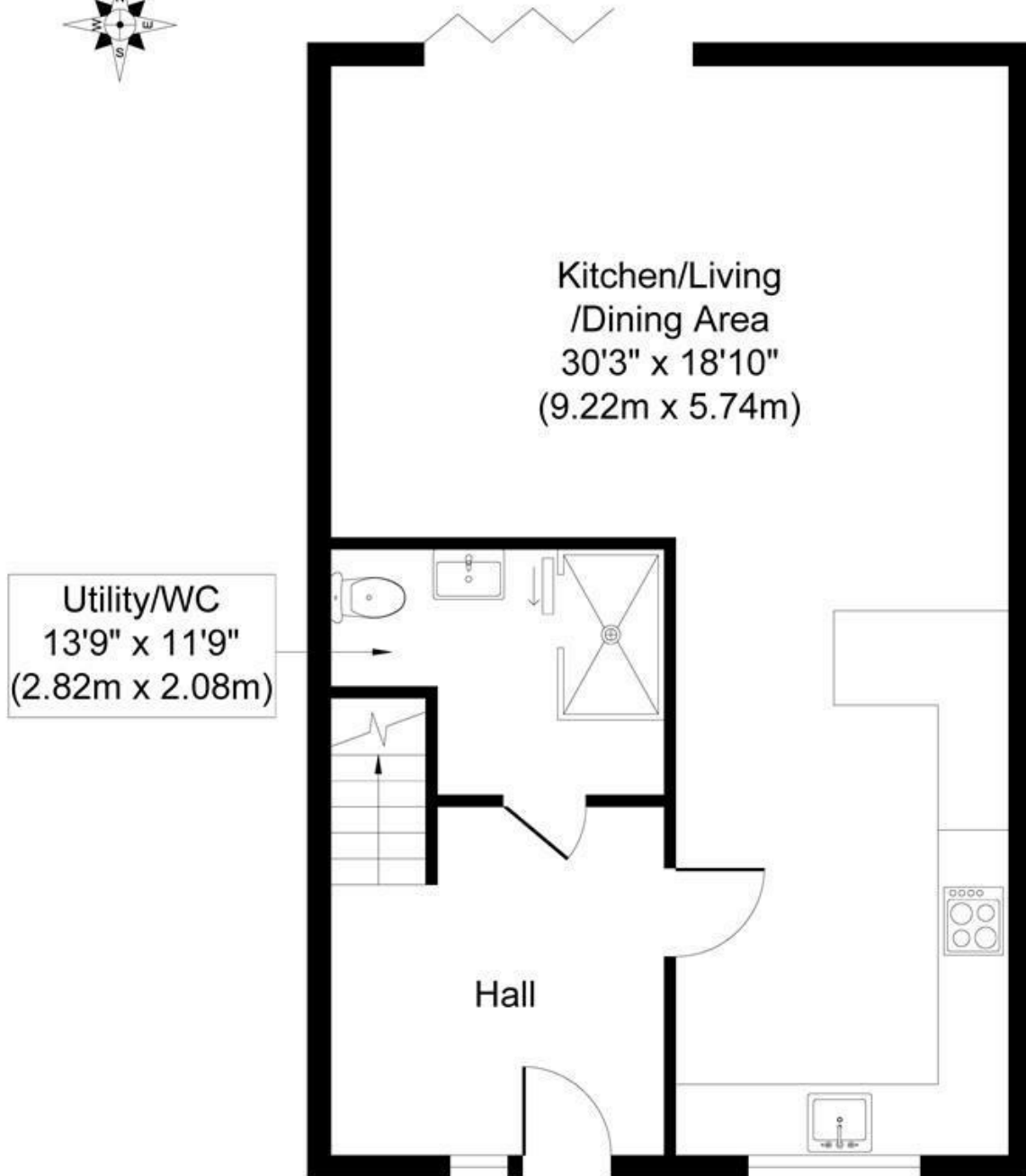
Strictly by appointment with the sole agents.

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.

### **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.





**Ground Floor**  
**Approximate Floor Area**  
**570 sq. ft**  
**(52.92 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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**Bathroom**  
10'11" x 6'5"  
(3.07m x 1.96m)

**Bedroom 2**  
13'11" x 11'11"  
(4.24m x 3.62m)

**Landing**

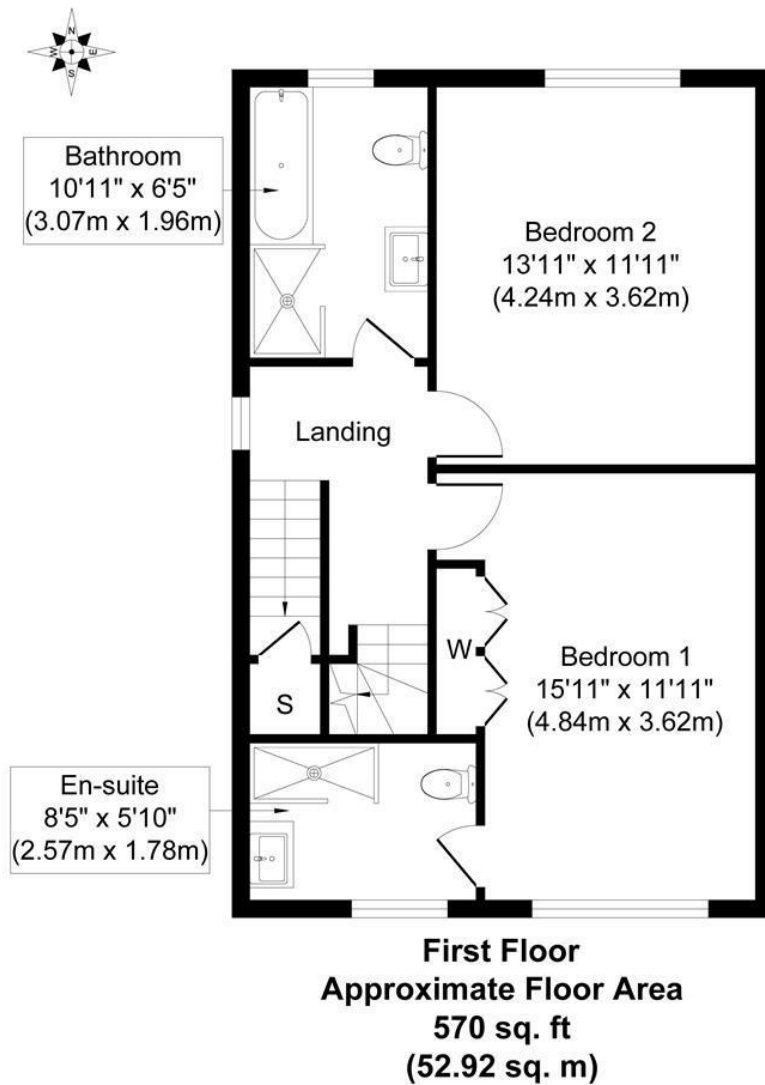
**Bedroom 1**  
15'11" x 11'11"  
(4.84m x 3.62m)

**En-suite**  
8'5" x 5'10"  
(2.57m x 1.78m)

**First Floor**  
**Approximate Floor Area**  
**570 sq. ft**  
**(52.92 sq. m)**

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