



Sherwood Drive, Thorpe Willoughby, YO8 9TN  
£370,000





- Spacious Four Bed Detached House
- Private East Facing Rear Garden
- Driveway and Detached Separate Garage
- 120 Sq. M/ 1291 Sq. Ft.
- Freehold
- Brick Built Construction
- Mains Gas Central Heating/ Mains Electricity
- Mains Water/ Mains Drainage
- EPC Rating 'B' (84)
- Council Tax Band 'E'



Welcome to Sherwood Drive, Selby, where a stunning and spacious 4-bedroom detached house awaits you. With its modern design, prime location, and excellent features, this property truly offers the epitome of comfortable living. This house on a generous corner plot with separate garage and private rear garden is perfect for families.

Situated in the sought-after area of Sherwood Drive, Selby, this house is within close proximity to local shops, schools, parks, and transport links. Enjoy the tranquillity of a suburban neighbourhood while still having access to all necessary amenities and services.

Upon arrival, you will be impressed by the grandeur and elegance of this brick-built construction. The house features front garden and driveway providing ample parking space and access to the garage (with power, lights and electric garage door). The East-facing and not overlooked rear garden is perfect for outdoor activities, gardening, or simply relaxing in the sunshine.

As you step inside, you will be greeted by a spacious entrance hall with storage cupboard next to front door and ground floor w.c. downstairs. The hall leads to various areas of the ground floor. The living room, with its large windows, boasts natural light and provides a comfortable space for relaxation. The separate dining room also features large windows and would also make a perfect music, second reception or play room. The modern dining kitchen, equipped with high-quality appliances, offers ample storage and is perfect for culinary enthusiasts. There is space for dining table for family meals or entertaining guests.

This property boasts four well-proportioned bedrooms, ensuring ample space for the whole family. The master bedroom features an en-suite shower room for added convenience and privacy as well as built in wardrobes. Bedrooms two and three also have high quality built in wardrobes and are perfect for children, guests, or can be utilized as a home office or study spaces. The fourth smaller bedroom would make a perfect office, children's room or nursery. The main bathroom is equipped with modern fixtures and fittings, promising both functionality and style.

With a separate garage and driveway, parking will never be an issue. Additional storage space is provided in the garage, making it ideal for keeping your belongings organized.

The rear garden is of a good size and feels private with the secure fence. The garden is mainly laid to lawn with patio area and mature borders containing roses and hydrangeas.

### **Important Information**

- Boiler serviced June 2025
- There is a residents management company called RMG that manages the public areas within the estate.
- Annual Service Charge is £140.00 approximately.

### **Property Information Disclaimer**

The information in this property listing has been provided by the vendor and/or third-party sources. While we make every reasonable effort to ensure the accuracy of the information, we cannot guarantee its completeness or reliability, and no reliance should be placed on it as a statement of fact.

### **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.

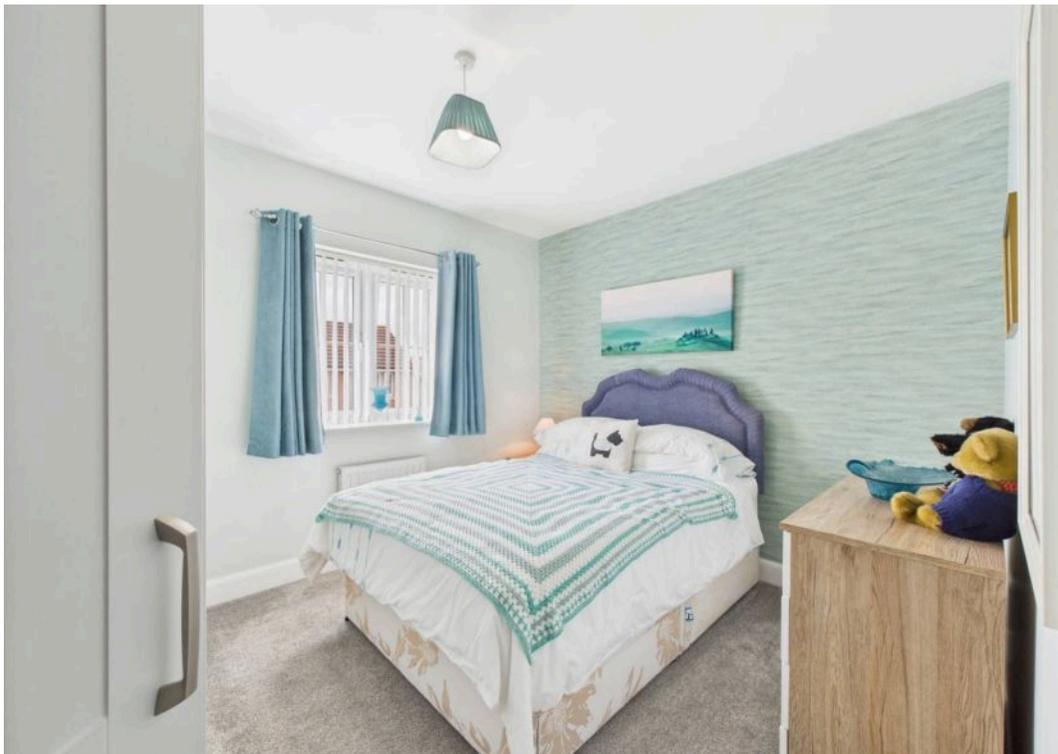
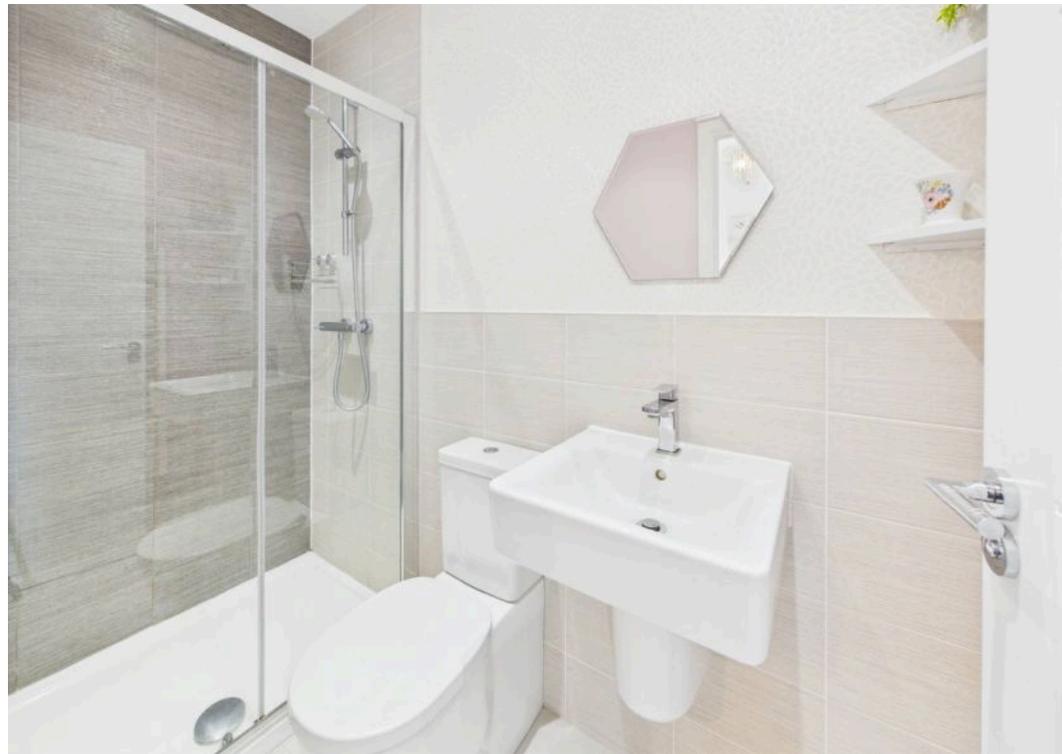
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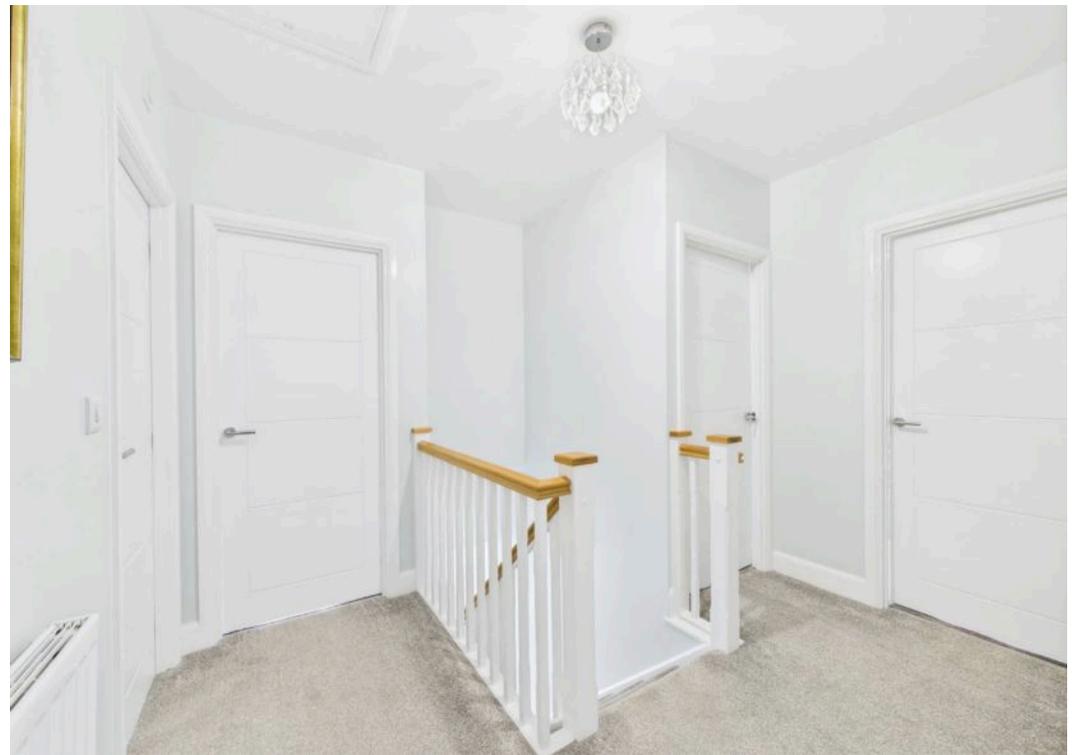
Should you require a mortgage to purchase a property, JP Harll have 'in-house', whole of market, independent mortgage advisors who can assist. They do not charge a broker fee for standard residential mortgages. Their direct telephone number is 01757 709888. Your home is at risk if you do not keep up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

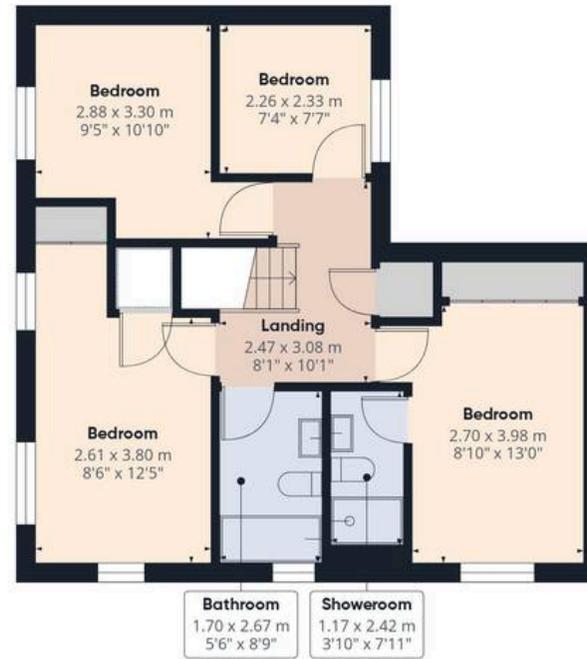








Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area<sup>(1)</sup>

129.8 m<sup>2</sup>

1396 ft<sup>2</sup>

(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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**JP Harll**

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