

The Coppice, Thorpe Willoughby, Selby

£240,000

Stephensons
estate agents & chartered surveyors

The Coppice, Selby YO8 9PX

Est. 1871

£240,000

A great opportunity to acquire this three bedroom detached property, set within a private cul-de-sac, in a desirable village location.

The property welcomes you into an entrance hallway having a turned staircase leading to the first floor accommodation. The spacious lounge is situated to the front of the property and enjoys a UPVC double glazed bay window and an electric fire set within a surround.

The kitchen is located to the rear of the property and benefits from a range of wall and base units to three sides with further matching units adjacent. In addition, there is a sink unit, additional work surface and sufficient space for appropriate dining furniture. There is ample natural light from dual aspect double glazed UPVC windows. A rear door provides access to the property's rear garden. The under-stairs cupboard houses the gas boiler and provides useful storage space.

A first floor landing serves three bedrooms and the family bathroom. The principle bedroom is spacious and enjoys full width fitted wardrobes. Bedroom two is also of a good size, whilst bedroom three can be used as a single or home office depending on the individual's requirements. All three bedrooms benefit from UPVC double glazed windows and a central heating radiator.







EPC: 58 (D)
Council Tax: North Yorkshire Council Band C
Tenure: Freehold
Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected
Broadband Coverage: Up to 76* Mbps download speed
Current Planning Permission: No current valid planning permissions
Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

Viewings: Strictly via the selling agent – Stephensons Estate Agents – 01757 706707

*Download speeds vary by broadband providers so please check with them before purchasing.











The family bathroom comprises of an inset bath with shower over, pedestal hand wash basin and low flush WC.. The bathroom is tiled and benefits from a UPVC double glazed window and central heating radiator.

The property sits in a private cul-de-sac position. The property enjoys a generous driveway which can provide off street parking for numerous motor vehicles. There is a useful car port adjoining the eastern elevation with fixed timber framed gates for security. The front garden is well maintained with a number of established shrubs and trees and enclosed by brick boundaries.

A detached garage will be found to the rear, benefiting from power and electric and accessed via an up and over door to the front and pedestrian door to the side. The rear garden is equally as impressive and enjoys a raised lawned area with herbaceous borders and a patio area, perfectly positioned to enjoy the sunshine and with ample space for appropriate outdoor furniture.

The village of Thorpe Willoughby offers a wide range of amenities including shops, a well established pub, a doctor's surgery, a primary school and sports club. The village is well positioned to offer quick and easy access to Selby, Leeds and York. Importantly, the property sits within the catchment area for good local secondary schools. Brayton Barff is a popular outdoor destination, perfect for dog walks and summer outings, and is within walking distance from the property.

The sale of this property represents an excellent opportunity to acquire a perfect starter home, small families alike and even those looking for investment purposes. All viewings are strictly via appointment only.

Stephensons
estate agents & chartered surveyors

Partners:

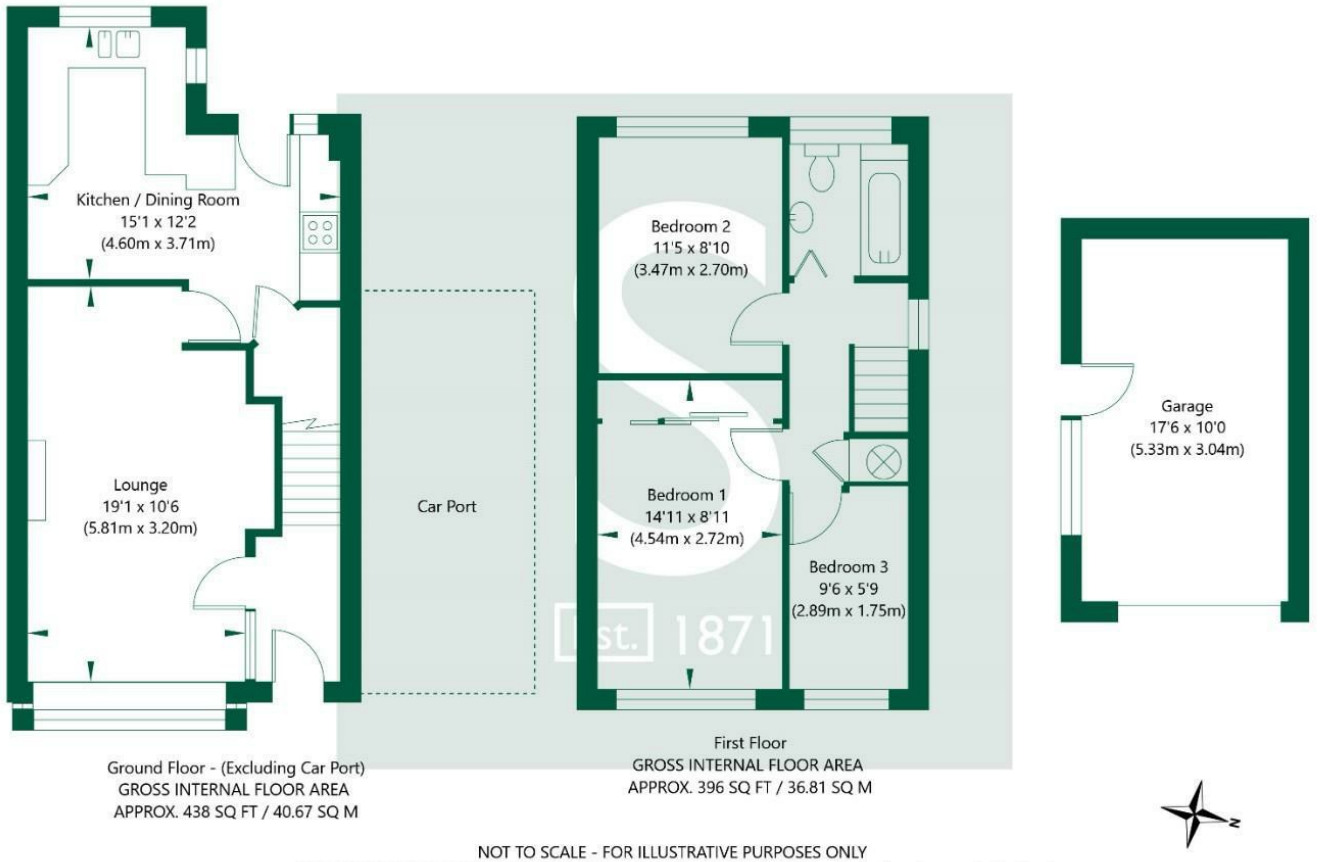
J F Stephenson MA (Cantab) FRICS FAAV
I E Reynolds BSc (Est Man) FRICS
R E F Stephenson BSc (Est Man) MRICS FAAV
N J C Kay BA (Hons) pg. dip MRICS
O J Newby FNAEA
J E Reynolds BA (Hons) MRICS
R L Cordingley BSc FRICS FAAV
J C Drewniak BA (Hons)
E G Newby MRICS
T Brooks MNAEA

Associate Partners:

N Lawrence
I Jarvis MNAEA

York: 01904 625533
Boroughbridge: 01423 324324
Easingwold: 01347 821145
Selby: 01757 706707
Haxby: 01904 809900

The Coppice, Thorpe Willoughby, YO8 9PX



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 834 SQ FT / 77.48 SQ M - (Excluding Garage & Car Port)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
www.exposurepropertymarketing.com © 2022