



4 The Coppice, Thorpe Willoughby, Selby, YO8 9PX

Detached Modern Property | Three Bedrooms | Driveway Parking | Detached Garage | South Facing Rear Garden | Ideal Village Location | Family Home | Viewing Highly Recommended

- Modern Detached Property
- Gas Central Heating
- Council Tax Band - C
- Ideal Family Home
- Three Bedrooms
- Freehold Property
- Large Kitchen Diner
- Driveway Parking & Detached Garage
- EPC Rating - TBC
- Popular Village Location

£240,000

Jigsaw Move are pleased to present , this delightful detached house on The Coppice nestled in the charming village of Thorpe Willoughby, Selby. The property offers a perfect blend of comfort and style. Built in 1980, the property spans an impressive 807 square feet and features three spacious bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you are welcomed into a large lounge that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The heart of the home is undoubtedly the expansive kitchen diner, which boasts a dining area that opens through patio doors into the beautifully presented south facing rear garden. This outdoor space is a true gem, complete with a summerhouse with power, offering a serene retreat for enjoying sunny days or hosting gatherings.

The property also includes two well-appointed bathrooms, ensuring convenience for all residents. A downstairs WC adds to the practicality of the layout, making it easy for guests to access.

Parking is a breeze with space for up to two vehicles on the driveway, providing ample room for family and visitors alike. The property is also complemented by a detached garage that offers additional storage or workshop potential.

The property is situated within the desirable village of Thorpe Willoughby. This sought after village hosts a range of local amenities including; primary school, post office, general shop, public house/restaurant and community centre with playing fields. Thorpe is also an ideal location for commuters due to its access links to all major networks making it perfect for those travelling to York, Leeds and Hull.

This home is situated in a peaceful neighbourhood, making it perfect for those seeking a tranquil lifestyle while still being within easy reach of local amenities. With its generous living spaces and lovely outdoor area, this property is a wonderful opportunity for anyone looking to settle in a friendly community. Don't miss the chance to make this delightful house your new home.

GROUND FLOOR ACCOMMODATION

Entrance Hall

Lounge 17'11" x 11'9" (5.45m x 3.57m)

Kitchen/Dining Room 13'9" x 15'0" (4.18m x 4.56m)

WC 5'10" x 2'11" (1.79m x 0.88m)

FIRST FLOOR ACCOMMODATION

Landing

Bedroom One 13'1" x 8'7" (3.99m x 2.61m)

Bedroom Two 11'6" x 8'7" (3.51m x 2.61m)

Bedroom Three 9'8" x 6'3" (2.95m x 1.90m)

Bathroom 7'10" x 6'1" (2.38m x 1.85m)

EXTERNAL

Garage

ANTI-MONEY LAUNDERING (AML) CHECKS

In line with AML regulations, we use Thirdfort to complete ID verification checks for all buyers. A fee is associated with this service.

For further information, please contact our branch:

01757 241123

info@jigsawmove.co.uk



COUNCIL TAX

Please note that the council tax band for the property has either been advised by the owner or we have sought from online resources. Whilst we endeavour to ensure our details are accurate and reliable, we strongly advise to make further enquiries before continuing.

HEATING AND APPLIANCES

The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Jigsaw. The mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

MAKING AN OFFER

In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Jigsaw Move is required to verify the status of any prospective purchaser. This includes a financial standing of that purchaser and their 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 stc' each prospective purchaser will be required to demonstrate to 'Jigsaw Move' that they are financially able to proceed with the purchase of the property.

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.

All measurements have been taken using a laser distance metre or sonic tape measure and therefore may be subject to a small margin of error.

OPENING HOURS

Monday – Friday 9.00am to 5.00pm Saturday – 9.00am – 1.00pm

PROPERTY DETAILS

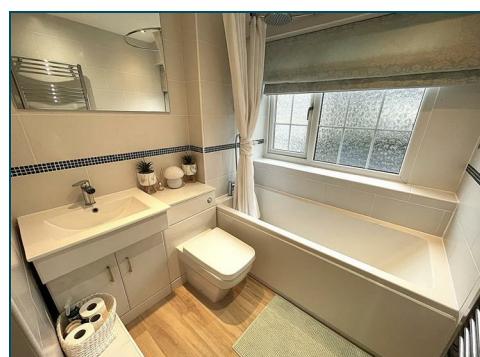
Whilst we endeavour to make our property details are accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers. Neither Jigsaw nor any of its employees or agents has any authority to make or give any representation or warranty whatsoever in relation to this property. In the area of Yorkshire and The Humber flood plains have been identified and coal mining has been carried out in the past in specific areas, therefore, we strongly advise that any prospective purchaser instructs an appropriate qualified person for the purposes of conveyancing to carry out searches on the property which include a local search with the Local Authority, a water and drainage search, an environmental search and a Chancery Repair Liability search. We also advise in certain cases other searches may be required such as a Coal Mining Search, Commons Registration Search which relates to Common Land, a Flood Search or a Planning Search. We would recommend that all the information that Jigsaw provide regarding this advertised property is verified by you or your legal representative. We do not inspect deeds and therefore any references or covenants etc need to be confirmed.

VIEWINGS

Strictly by appointment with the sole agents by contacting 01757 241123. If there is any point of particular importance to, that 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. A full copy of the EPC for the property is available upon request.

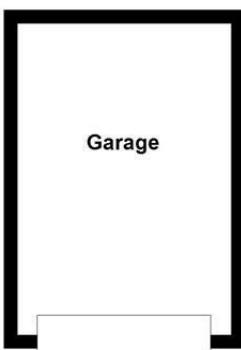
WINDOWS

Compliance with FENSA Building Regulations has not been sought by Jigsaw Move.



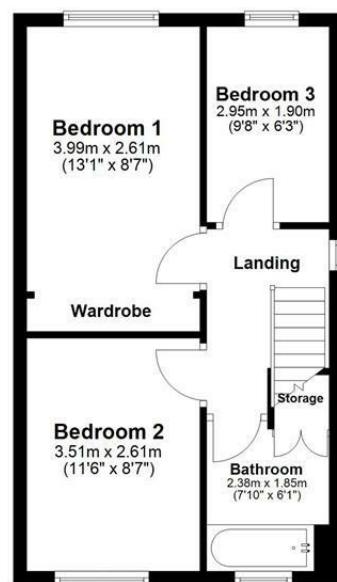
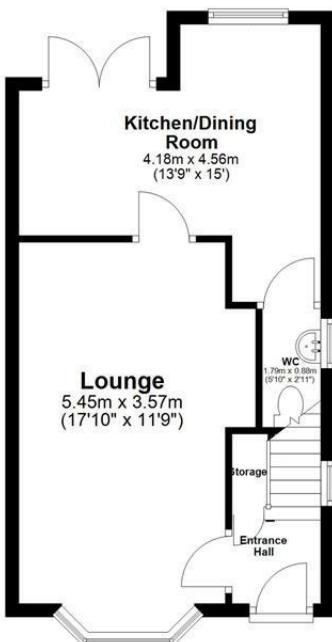
Ground Floor

Approx. 52.6 sq. metres (566.7 sq. feet)



First Floor

Approx. 37.6 sq. metres (404.2 sq. feet)



Total area: approx. 90.2 sq. metres (970.9 sq. feet)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	



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