Park Rôw



Cedar Close, Thorpe Willoughby, Selby, YO8 9QL

Offers Over £175,000

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** OFF STREET PARKING ** CUL-DE-SAC LOACTION ** This semi detached house briefly comprises: Hall, Lounge and Kitchen. To the first floor are two bedrooms and bathroom. VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE PROPERTY ON OFFER. RING US 7 DAYS TO BOOK A VIEWING. 'WE OPEN UNTIL 8PM MONDAY TO THURSDAY, 5.30 FRIDAYS, 5.00 SATURDAYS AND 11.00 - 3.00 SUNDAYS'































PROPERTY OVERVIEW

This attractive and well-maintained home offers spacious, move-in-ready accommodation, combining practical living spaces with a host of modern features designed for comfortable everyday living. The property boasts a well-presented kitchen fitted with a range of units and work surfaces, with the added benefit of a door leading directly to the rear garden. The spacious main bedroom provides an excellent retreat, while the remainder of the accommodation is equally well presented throughout.

Externally, the property benefits from ample off-street parking to the front, complemented by the convenience of an electric vehicle charging point. Further enhancing its appeal are the owned solar panels, offering an energy-efficient feature. To the rear, the low-maintenance garden provides a private and practical outdoor space, ideal for relaxing or entertaining, and is further complemented by two useful storage sheds.

Cedar Close enjoys a desirable position within the popular village of Thorpe Willoughby, where residents can benefit from a range of local amenities including shops, a primary school, public houses and leisure facilities. The village is well placed for access to Selby town centre and offers excellent transport links to Leeds, York and the surrounding motorway network, making it particularly attractive to commuters, families and those seeking the balance of village living and everyday convenience.

GROUND FLOOR ACCOMMODATION

Hall

Lounge
15'3" x 12'1" (4.66m x 3.69m)

Kitchen
12'1" x 7'9" (3.70m x 2.37m)

FIRST FLOOR ACCOMMODATION

Bedroom One
12'2" x 12'2" (3.72m x 3.72m)

Bedroom Two
7'9" x 7'3" (2.37m x 2.22m)

Bathroom
7'9" x 4'7" (2.38m x 1.41m)

EXTERIOR

Front
Driveway for ample parking, electric vehicle charging point with lawn.

Rear
Pebbled low mainteance rear with two sheds.

DIRECTIONS

Leave Selby on the A63 towards Leeds. On entering the village of Thorpe Willoughby, turn left onto Fox Lane (immediately after The Fox public house). Take the first right, then first left. At the 'T' junction turn right. Take the second turning on the left onto Beechfield Close then take the left onto Cedar Close. The property can clearly be identified by our 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.

UTILITIES, BROADBAND AND MOBILE COVERAGE

Electricity: Mains
Heating: Electric Mains
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.

TENURE, LOCAL AUTHORITY AND TAX BANDING

Tenure: Freehold
Local Authority: North Yorkshire County Council
Tax Banding: A

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.

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.

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.

MAKING AN OFFER

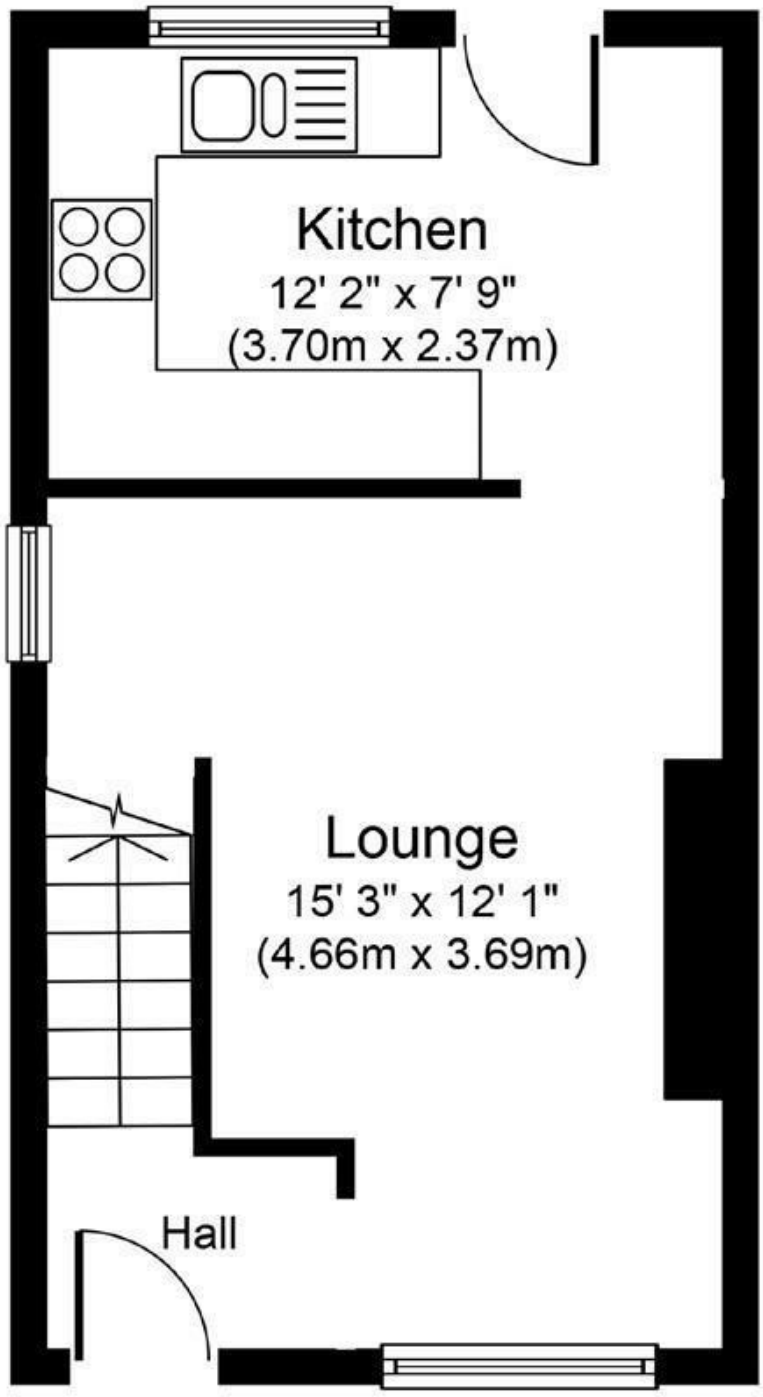
In order to comply with the Estate Agents (Undesirable Practices) Order 1991, Park Row Properties are required to verify "the status of any prospective purchaser... This includes the financial standing of that purchaser and his ability to exchange contracts". To allow us to comply with this order and 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.

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



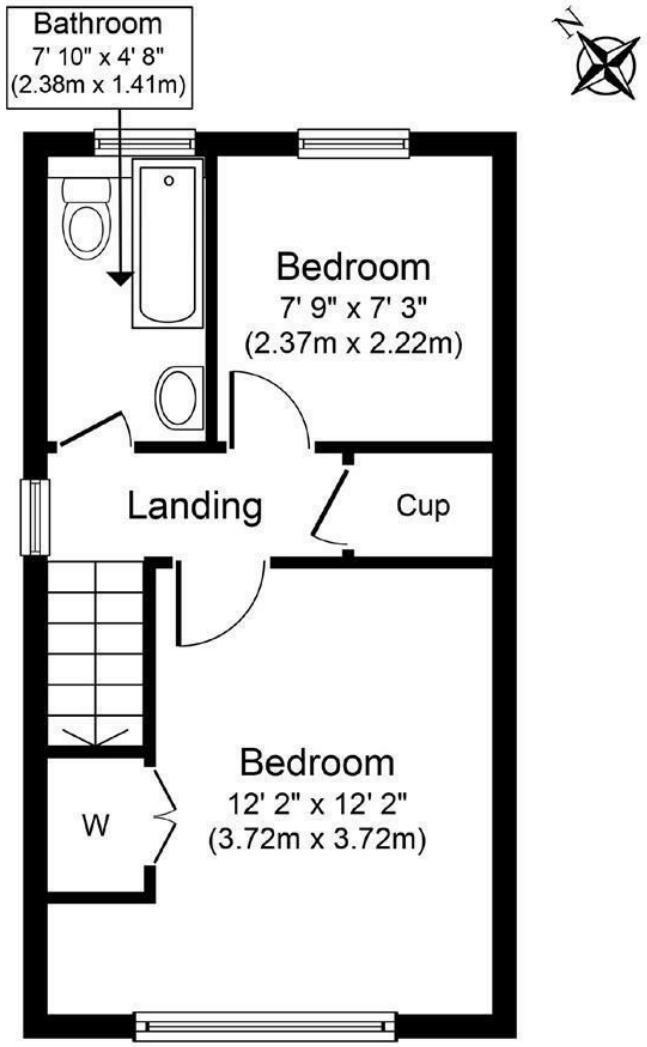
Ground Floor
Approximate Floor Area
280 sq. ft.
(26.0 sq. m.)

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. 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
280 sq. ft.
(26.0 sq. m.)

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