

Park Rôw



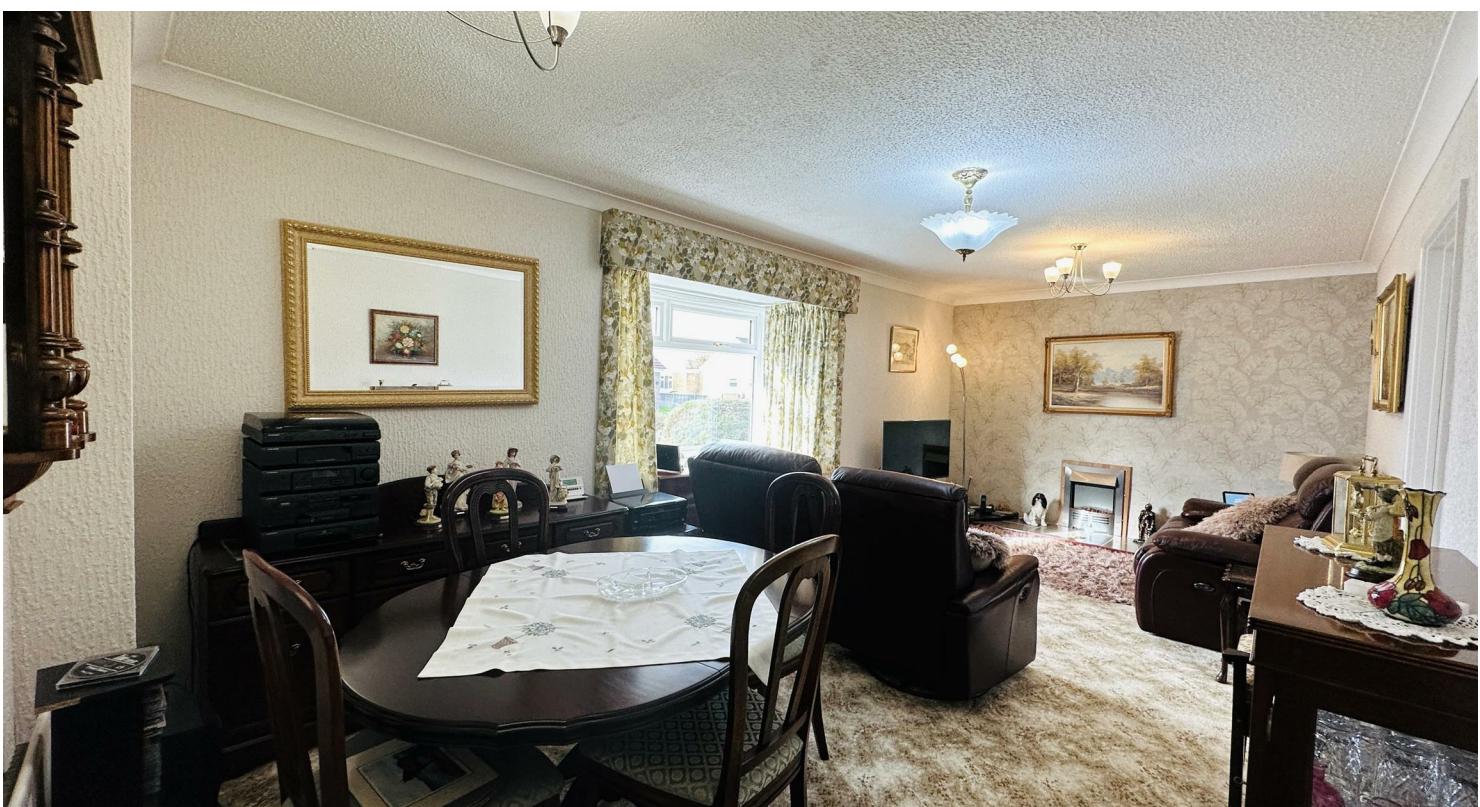
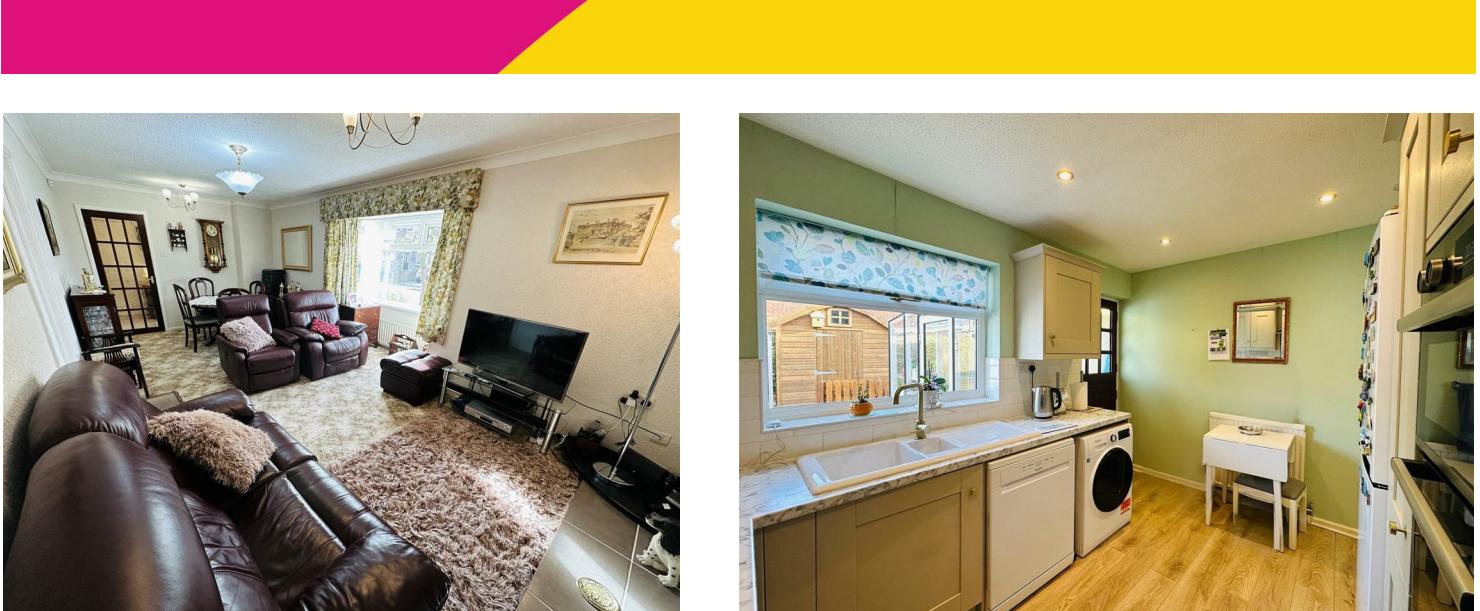
Dane Avenue, Thorpe Willoughby, Selby, YO8 9NU

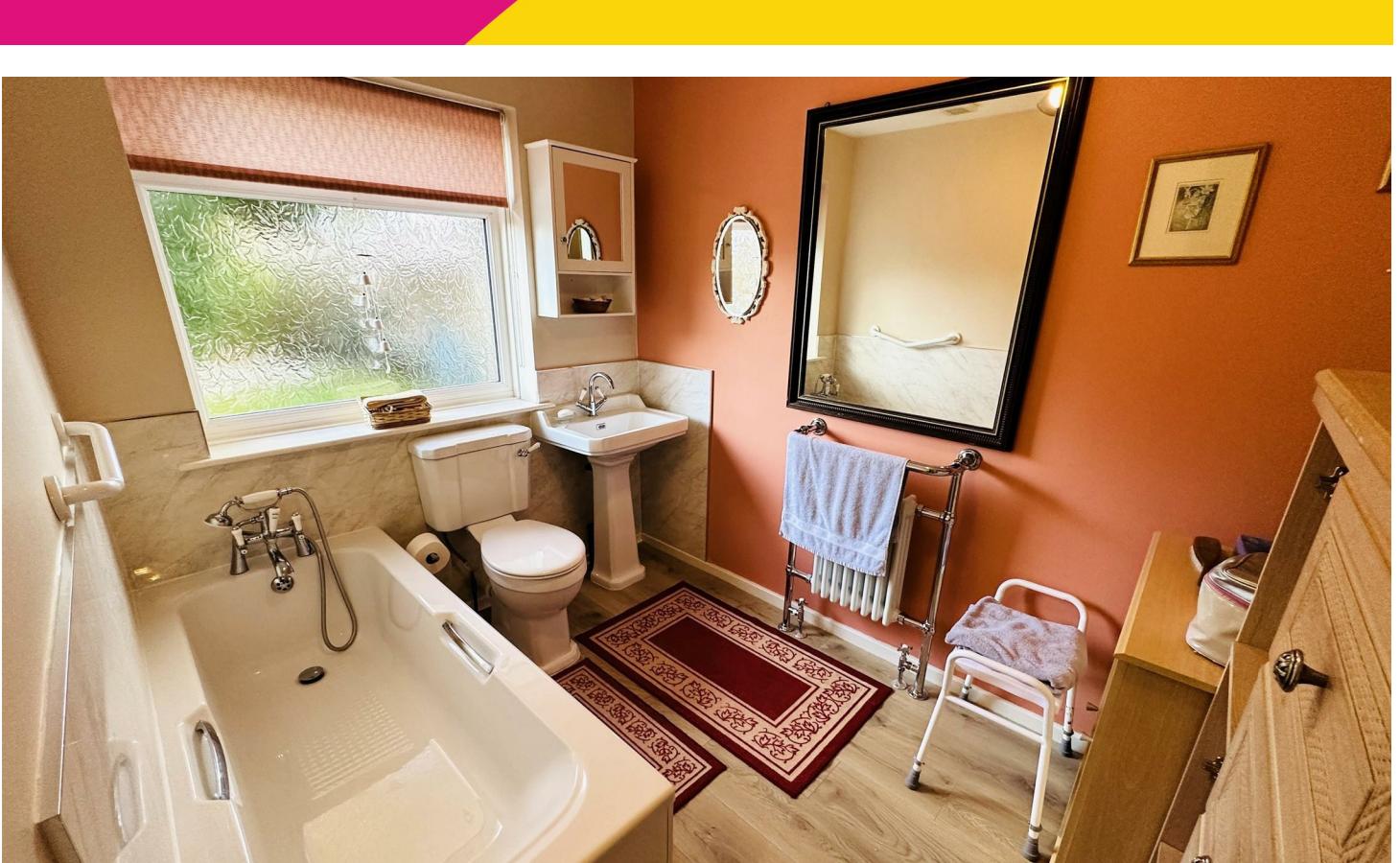
Offers Over £270,000



****CLOSE TO LOCAL AMENITIES** CLOSE TO SCHOOLS**** Situated in Thorpe Willoughby, this two bedroom detached Bungalow briefly comprises: Hall. Lounge/Diner, Kitchen, Garden Room, Master Bedroom with En-suite, Bedroom two and Shower Room. Externally, the property benefits from a lawned area with a side driveway leading to a garage to the front and a paved area with a walkway around the garden with shrubs, lawned area and a shed to the rear. **VIEWING 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

Located in the sought after village of Thorpe Willoughby, this attractive detached bungalow offers spacious and versatile accommodation, ideal for comfortable single level living.

The property features generous reception rooms, providing ample space for both relaxation and entertaining. The master bedroom includes fitted wardrobes and a stylish en-suite bathroom, which was thoughtfully converted from a former bedroom to create a spacious private suite. There is a further bedroom with fitted wardrobes and a separate shower room.

To the rear, a bright garden room opens onto the rear garden, which is predominantly laid to lawn with a selection of established shrubs and a decorative block-paved seating area, offering an attractive and peaceful outdoor space.

This delightful bungalow combines well-proportioned living areas with a flexible layout, set within a popular and well-connected village close to local amenities and transport links.

GROUND FLOOR ACCOMMODATION

Hall

11'1" x 5'6" (3.39m x 1.70m)

Lounge/ Diner

21'6" x 12'11" (6.57m x 3.94m)

Kitchen

11'8" x 9'6" (3.57m x 2.91m)

Garden Room

12'1" x 9'2" (3.70m x 2.81m)

Bedroom One

12'0" x 10'0" (3.67m x 3.06m)

Ensuite

9'6" x 8'3" (2.90m x 2.52m)

Bedroom Two

11'8" x 8'10" (3.57m x 2.71m)

Shower Room

6'3" x 5'11" (1.93m x 1.81m)

EXTERIOR

Front

To the front is a lawned area with a side driveway leading to a garage.

Rear

To the rear is a paved area with a walkway around the garden with shrubs, there is a lawned area and a shed.

DIRECTIONS

Leave our Selby office on Finkle Street and turn left onto Market Place. Continue straight ahead at the crossroads heading for Thorpe Willoughby/Hambleton. Turn left onto Fox Lane, right onto Londesborough Grove and left again onto Foxdale Avenue. Turn right onto Dane Avenue where the property can clearly be identified by our Park Row Properties 'For Sale' board.

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.

TENURE, LOCAL AUTHORITY AND TAX BANDING

Tenure: Freehold

Local Authority: North Yorkshire County Council

Tax Banding: C

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: Gas

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.

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.

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.

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:

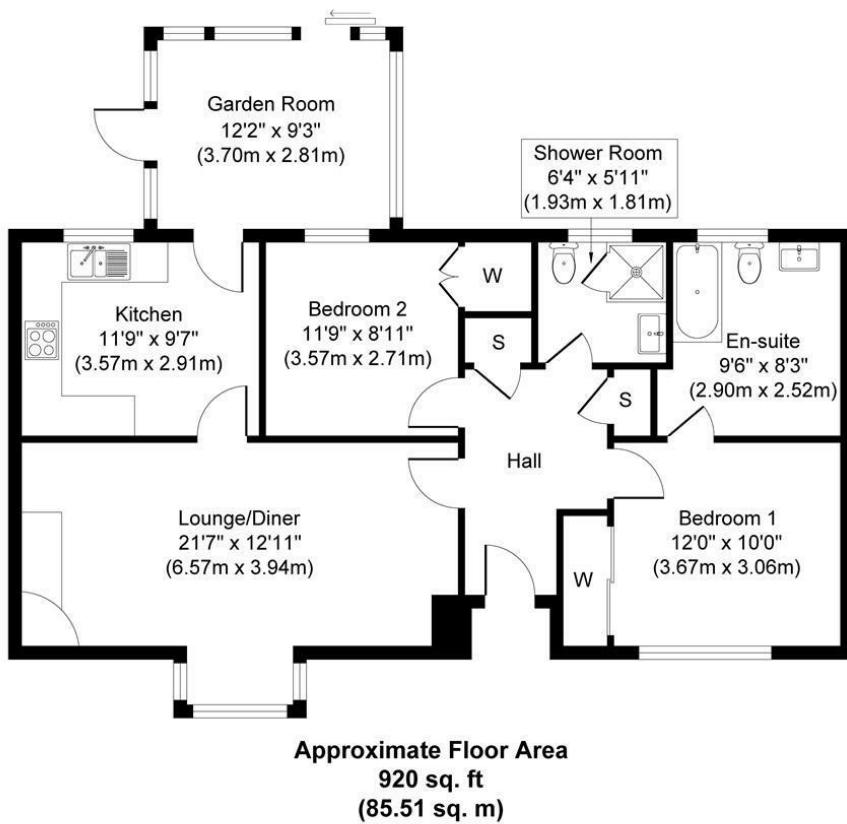
SELBY - 01757 241124

GOOLE - 01405 761199

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480



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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Target	Current	Target
Very energy efficient - lower running costs (A plus)	81	Very environmentally friendly - lower CO ₂ emissions (A plus)	
(A-)	65	(B1-B1)	
(B)		(B1-B1)	
(C)		(B)	
(D)		(C)	
(E)		(D)	
(F)		(E)	
(G)		(F)	
Not energy efficient - higher running costs (G)		(G)	

England & Wales EU Directive 2002/91/EC