

Park Row



Leeds Road, Thorpe Willoughby, Selby, YO8 9LS

Offers Over £160,000



****EAST FACING REAR GARDEN **OFF STREET PARKING**** Situated in Thorpe Willoughby, this semi-detached home briefly comprises: Conservatory, Kitchen and Lounge. To the first floor are two Bedrooms with a balcony to the second Bedroom and Bathroom. Externally, to the front the property has a gated driveway whilst the rear is fully enclosed. **VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE POSITION OF 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

Situated on the edge of the popular village of Thorpe Willoughby, this semi-detached home offers views over open fields and excellent outdoor space — ideal for first-time buyers or those looking to downsize.

The ground floor features a welcoming lounge, providing a comfortable and versatile living area, along with a well-appointed kitchen offering practical storage and workspace, a conservatory creates additional flexible living space, perfect for use as a dining area, home office or snug.

To the First Floor, bedroom one offers generous accommodation, while the second bedroom enjoys a particularly appealing feature — a private balcony overlooking open fields. This peaceful outlook provides a wonderful sense of space and an ideal spot to unwind and take in the surrounding countryside.

Externally, the property continues to impress. There is off-street parking to the front, while to the rear you'll find an enclosed east-facing garden, enjoying morning sunshine and offering a safe and private outdoor setting. The garden also benefits from a garden room and separate store, providing excellent additional space for hobbies, working from home, entertaining, or practical storage.

GROUND FLOOR ACCOMMODATION

Conservatory

7'11" x 7'11" (2.43m x 2.42m)

Kitchen

15'5" x 9'11" (4.72m x 3.04m)

Lounge

15'5" x 13'1" (4.70m x 4.00m)

FIRST FLOOR ACCOMMODATION

Bedroom One

13'1" x 8'11" (4.00m x 2.72m)

Bedroom Two

12'5" x 9'8" (3.81m x 2.95m)

Balcony

10'10" x 6'3" (3.31m x 1.91m)

Bathroom

9'11" x 6'2" (3.03m x 1.88m)

EXTERIOR

Front

Traditional brick frontage with leaded windows and a gated driveway providing off-street parking.

Rear

Private gravel garden with conservatory, lawn area, and off-street parking.

Garden Room

17'8" x 8'1" (5.40m x 2.48m)

DIRECTIONS

Leaving Finkle Street turn left on to New Millgate follow the road round until you reach a mini roundabout take the first exit on this roundabout and continue along Flaxley Road after a while take your first left onto Scott Road. At the roundabout take the second exit up to the traffic lights and then take the first right onto Gowthorpe. Continue down Gowthorpe on to Leeds Road (A1238) for a distance and into Thorpe Willoughby and the property is on the right hand side and can be identified by a Park Row '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: B

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 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.

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

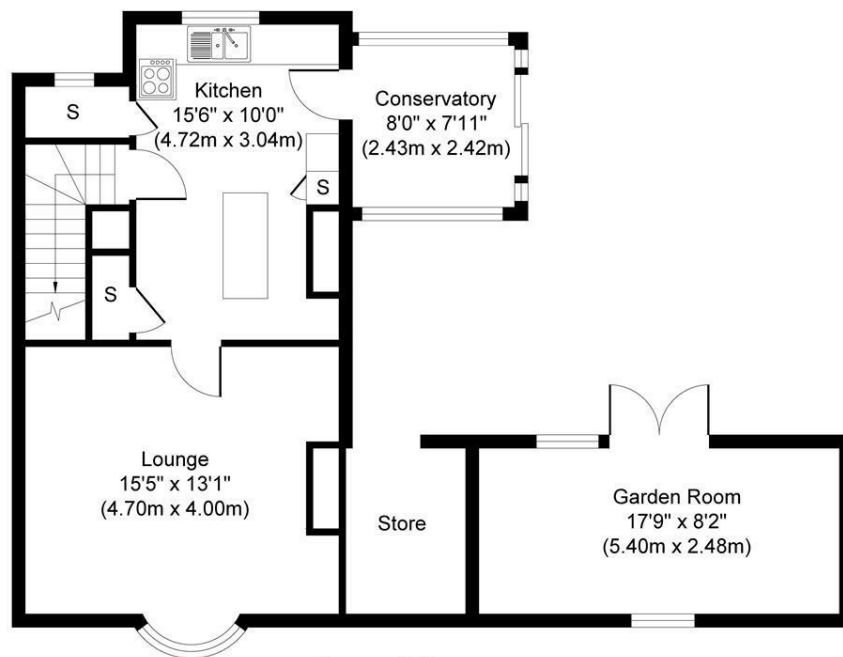
GOOLE - 01405 761199

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

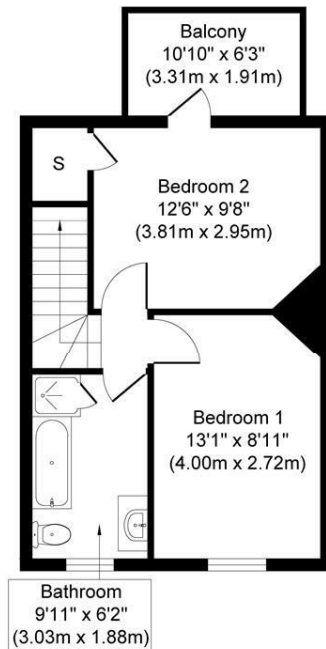




Ground Floor
Approximate Floor Area
704 sq. ft
(65.41 sq. m)

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. 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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First Floor
Approximate Floor Area
357 sq. ft
(33.13 sq. m)

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