

Park Row



Dam Lane, Thorpe Willoughby, Selby, YO8 9LU

£210,000



**** UNIQUE STYLE HOME ** FIELD VIEWS **** Situated in the village of Thorpe Willoughby, this bungalow briefly comprises: Hall, w.c, Lounge, Kitchen-Diner, Study, two bedrooms; one with En-Suite Bathroom. Externally the property has lawned sections to the front and side, with the additional benefit of allocated parking for two vehicles. **VIEWING IS RECOMMENDED TO FULLY APPRECIATE THE POTENTIAL OF 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

A charming bungalow, tucked away within a peaceful courtyard in the highly sought-after village of Thorpe Willoughby. Ideally positioned, the property enjoys excellent transport links and convenient access to Selby town centre, York, and surrounding areas. Offered to the market with no onward chain, this home presents an ideal opportunity for first-time buyers, small families, those looking to downsize, or investors alike. The accommodation briefly comprises a lounge, kitchen, a convenient W.C., two well-proportioned bedrooms, one of which benefits from an en-suite bathroom with shower and bath separate, together with a versatile study that could also be used as a home office or hobby room. Externally, the property features a low-maintenance, enclosed garden, providing a private outdoor space ideal for relaxing or entertaining. There is also ample room for a shed or summer house, offering further potential to personalise the garden. The attractive courtyard setting is complemented by the added benefit of two allocated parking spaces, making this an appealing and practical home in a desirable village location.

ACCOMODATION

Hall

W/c

6'2" x 4'2" (1.89m x 1.28m)

Lounge

17'3" x 14'6" (5.26m x 4.43m)

Kitchen Diner

23'4" x 10'0" (7.12m x 3.06m)

Study

8'3" x 8'1" (2.54m x 2.48m)

Bedroom One

17'1" x 9'4" (5.23m x 2.86m)

En-Suite

14'8" x 6'4" (4.49m x 1.95m)

Bedroom Two

17'3" x 14'6" (5.26m x 4.43m)

EXTERIOR

To the front of the property there is an electric gate providing security. There is also a well maintained courtyard with flowers all across. When you get to the rear of the property there is a manageable garden with paved pathway. There is much room for flowerbeds or shrubbery and space for shed, summer house or green house. The garden itself is enclosed with a secure fence.

Directions

On leaving Selby office turn right onto Gowthorpe, at the

traffic signals continue forward onto Leeds Road signposted Leeds A63. Continue forward onto Leeds Road for approximately 1.5 miles. On reaching Thorpe Willoughby village take the first right at the Wistow/Cawood sign. You should go over a railway track, the property is the first building on the right hand side. The property can be clearly identified by the Park Row Properties 'For Sale' Board.

TENURE, LOCAL AUTHORITY AND TAX BANDING

Tenure: Freehold

Local Authority: North Yorkshire County Council

Tax Banding: D

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 Supply

Heating: Gas Mains

Sewerage: Septic Tank

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.

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.

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

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.

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.





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