

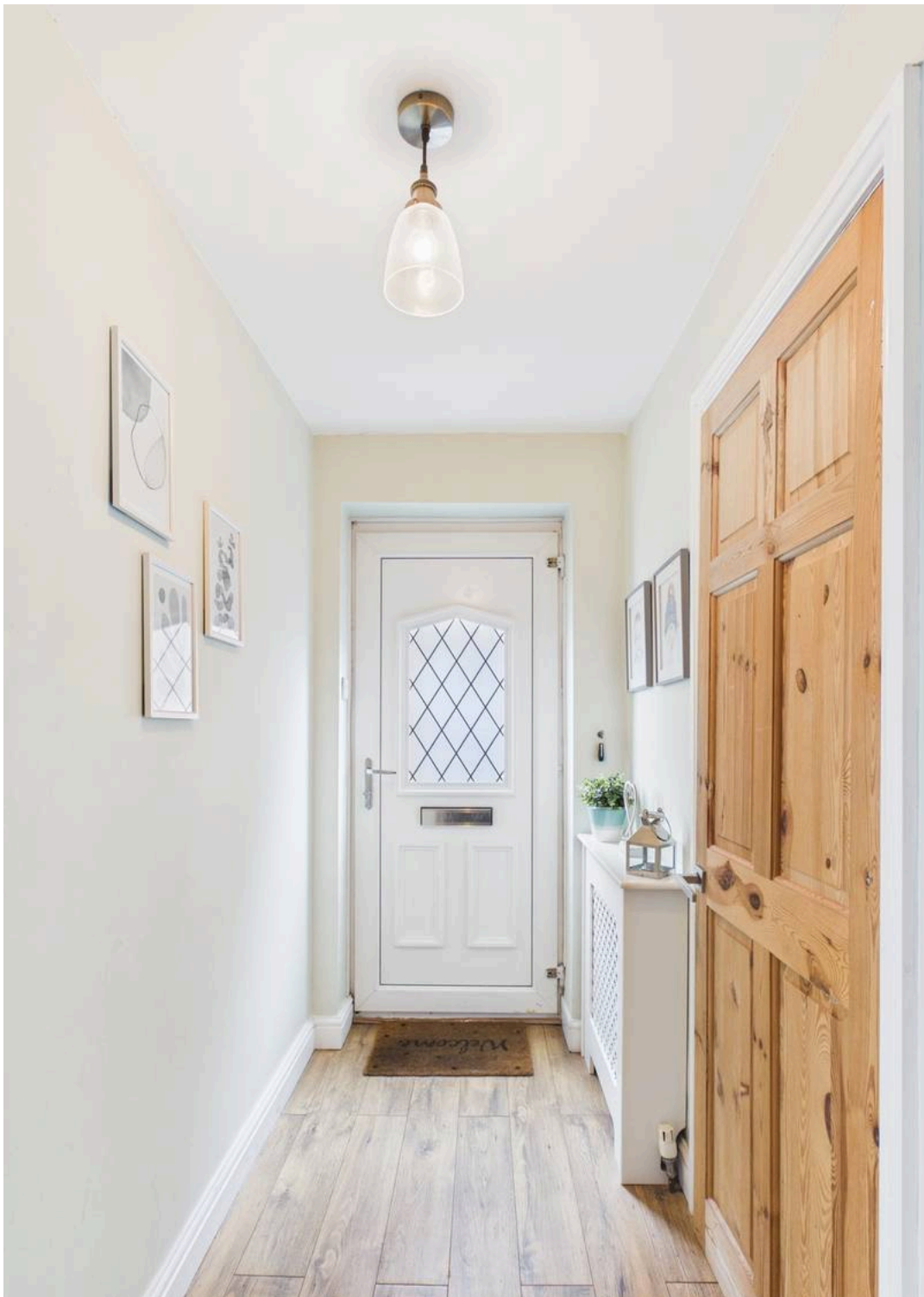


Meadow Drive, Thorpe Willoughby, YO8 9PN
£240,000

JP HARLL



- Three Bedroomed Semi Detached House
- 96 M2 / 1033 Sq. Ft.
- West Facing Rear Garden & Garage
- Mains Gas Central Heating. Mains Electricity
- Mains Water Supply. Mains Sewage.
- Internet: FTTC. Mobile 4G
- Brick Built Construction
- FREEHOLD
- Council Tax Band 'B'
- EPC Rating 'D' (67)



Welcome home, to this spacious three bedroomed, semi detached house.

Entering through the side entrance door, into the hallway. Take off your coats and shoes and head on in. Doors lead into the ground floor cloaks/w.c., lounge, dining kitchen and the staircase leads up to the first floor accommodation.

The generous lounge, boasts a large Oriel-bow window overlooking the pretty front garden. There is space here for the whole family to gather, with a feature open fireplace where you can sit an Electric log-burning style stove.

Across the hall is the dining kitchen. The kitchen was installed in 2019 and boasts cream, Shaker style wall and floor units with Oak effect worktops. Cooking facilities includes an eye-level double oven and Electric hob with cooker hood over. An integrated dishwasher sits beneath the kitchen sink. Space for a washing machine and fridge/freezer.

On the opposite side of the kitchen is space to seat six comfortably. French doors leads through into the conservatory.

The conservatory provides that much needed extra space that every family needs. Whether you use it as a second sitting room, play room or office space, with views across the rear garden.

Upstairs are three well-proportioned bedrooms and family bathroom. The bathroom comprises of a panel bath with shower over, pedestal wash hand basin and close coupled w.c.

Outside to the front is an open plan lawned garden with low level hedge. A paved driveway leads up past the house to the concrete sectional garage to the rear. At the rear is a low maintenance, lawned garden with paved patio area.

Property Information Disclaimer

The information in this property listing has been provided by the vendor and/or third-party sources. While we make every reasonable effort to ensure the accuracy of the information, we cannot guarantee its completeness or reliability, and no reliance should be placed on it as a statement of fact.

We advise all prospective purchasers to:

Verify the information independently before making any transactional decisions.

Please Note:

- **We advise all prospective purchasers to:**

Verify the information independently before making any transactional decisions
Conduct their own inspections, surveys and searches
Seek independent legal and professional advice as appropriate.

JP Harll accepts no liability for any inaccuracies, errors, or omissions in the information provided, whether arising from third party data, vendor statements or typographical error.

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No person in this firm's employment has the authority to make or give any representation or warranty in respect of this property.

All viewing appointments to be arranged via JP Harll. If you require clarification on any point, then please contact us especially if you are travelling some distance to view.

JP Harll may receive a referral fee for recommending providers of ancillary services. You are not under any obligation to use these services.

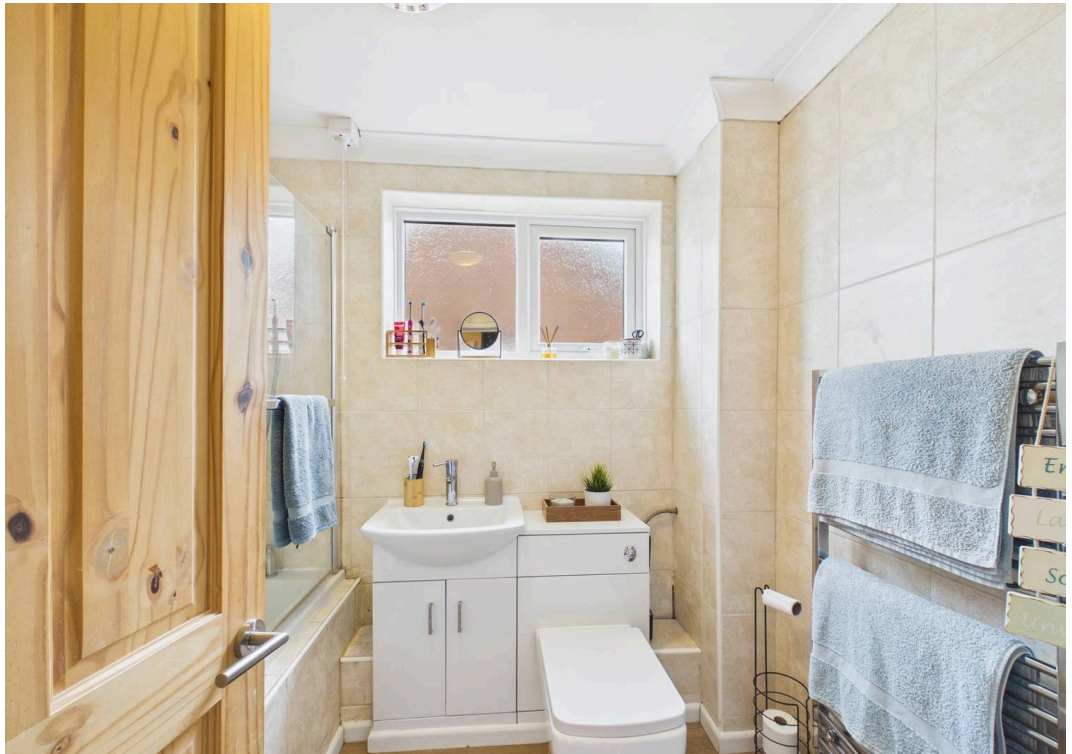
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Our opening hours are Monday to Friday 9.00 to 17.30 and Saturdays 9.00 to 16.00

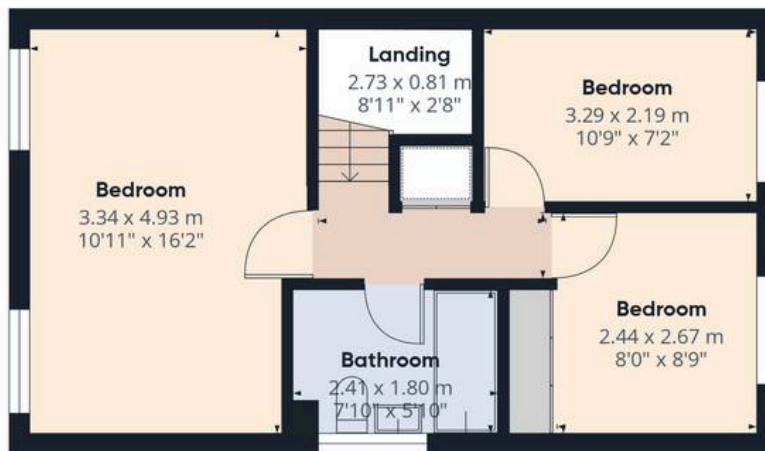
Should you wish to arrange a viewing, please contact us on 01757 709955







Ground Floor



Floor 1

Approximate total area⁽¹⁾

90.7 m²
978 ft²

Reduced headroom

0.1 m²
1 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360





JP Harll

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