



## 10 Francis Court

Fox Lane, Thorpe Willoughby, YO8 9RQ

Price Guide £61,500

Situated on Fox Lane is the popular Francis Court Development in Thorpe Willoughby, Selby, this delightful two-bedroom house offers a wonderful opportunity for those aged over 55 seeking a comfortable and convenient living space. The property features a spacious reception room, perfect for relaxation or entertaining guests, alongside two well-proportioned bedrooms that provide ample space for rest and privacy.

The house includes a bathroom that, while functional, may benefit from some updating, allowing you to personalise the space to your taste. This property is situated in a popular and sought-after development, making it an attractive option for those looking to join a friendly community.

Convenience is at your doorstep, with easy access to local amenities including a bus stop, doctors' surgery, pharmacy, corner shop the ever popular 'chippy', and a lovely park/green open space, all within a short distance.

This prime location ensures that you can enjoy both tranquility and accessibility, making daily life a breeze.

Additionally, the property is offered chain-free, providing a smooth transition for potential buyers. Whether you are looking to downsize or simply seeking a new place to call home, this home presents a fantastic opportunity to create a comfortable living environment in a welcoming community. Don't miss your chance to explore this promising property in Thorpe Willoughby.

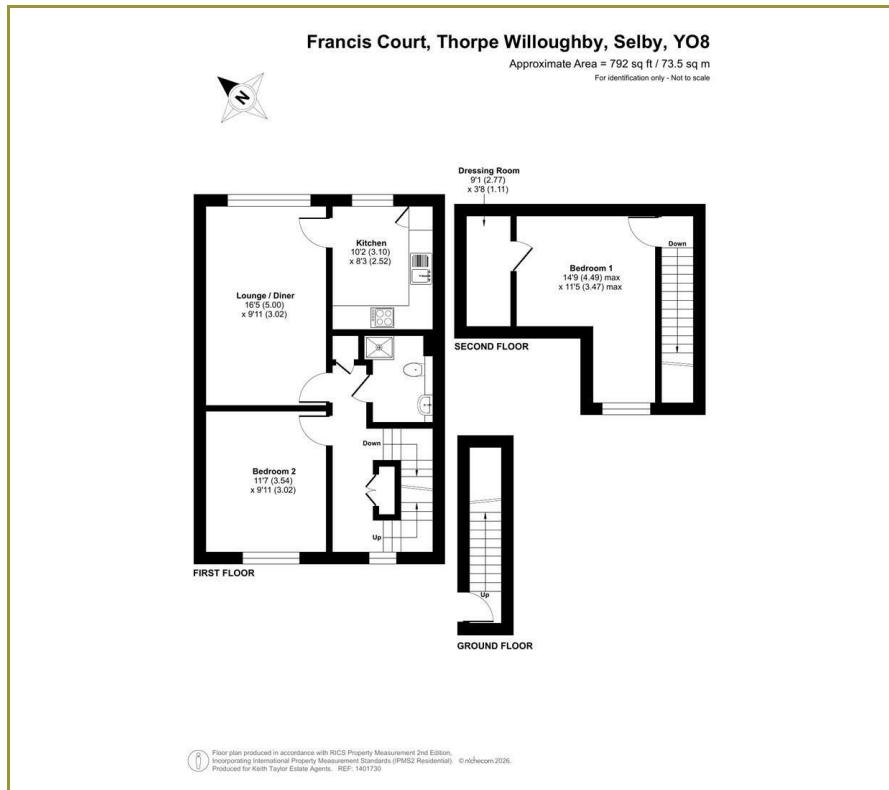
### Viewing

Please contact us on 01757 709457 if you wish to arrange a viewing appointment for this property or require further information.

- 70% Shared Ownership
- 2 Bedrooms
- Spread Over two floors - with Chair Lift (if required)
- Spacious Kitchen
- Lounge
- Large Storage Cupboard
- Shower Room
- Fronting The Park
- **\*\* REQUIRES UPDATING \*\***
- Electric Heating



## Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(68-80)	C		
(55-68)	D	64	74
(38-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/81/EC	EU Directive 2002/81/EC



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