

Park Row



Fir Tree Lane, Thorpe Willoughby, Selby, YO8 9PG

Offers Over £325,000



**** SOUTH FACING GARDEN ** GARAGE **** Situated in the village of Thorpe Willoughby, this bungalow briefly comprises: Hall, Lounge, Dining Room, Kitchen, three bedrooms and Shower Room. Externally the property has ample off street parking with a garage. To the side is a patio with established shrubs and lawn. **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

Situated in the popular village of Thorpe Willoughby, this well-proportioned bungalow offers spacious and versatile accommodation, making it an ideal home for a range of buyers.

The property briefly comprises two separate reception rooms, providing excellent flexibility for both relaxing and entertaining, together with three well-sized double bedrooms and a shower room.

Externally, the property benefits from a private driveway leading down to the property, providing ample off-street parking and access to a garage, offering useful additional storage and parking facilities.

The south-facing garden is a particular highlight, enjoying a good degree of sunshine throughout the day. The garden features a patio area ideal for outdoor entertaining and social gatherings, alongside mature shrubs and areas laid to lawn, creating an attractive and established outdoor space.

Thorpe Willoughby is a popular village located just a few miles from Selby, offering a range of local amenities including shops, a primary school, village facilities and a public house. The village also benefits from convenient road links, providing easy access to Selby and the wider road network.

Overall, this bungalow offers generous accommodation, excellent parking, a garage and an attractive south-facing garden, all within a well-established and conveniently located village setting.

ACCOMMODATION

Hall

Lounge

20'0" x 10'7" (6.10m x 3.24m)

Dining Room

11'4" x 10'0" (3.47m x 3.06m)

Kitchen

13'2" x 9'9" (4.03m x 2.98m)

Bedroom One

11'10" x 10'7" (3.62m x 3.25m)

Bedroom Two

12'0" x 9'7" (3.67m x 2.93m)

Bedroom Three

11'0" x 11'11" (3.37m x 3.64m)

Shower Room

10'4" x 5'10" (3.15m x 1.79m)

EXTERIOR

Front

Ample off street parking with access to garage.

Side

Paved seating area, mature shrubs with laid to lawn garden.

Garage

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 after The Fox Inn pub onto Fir Tree Lane where the property can be clearly identified by the Park Row Properties 'For Sale' Board on the left.

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.

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: 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

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

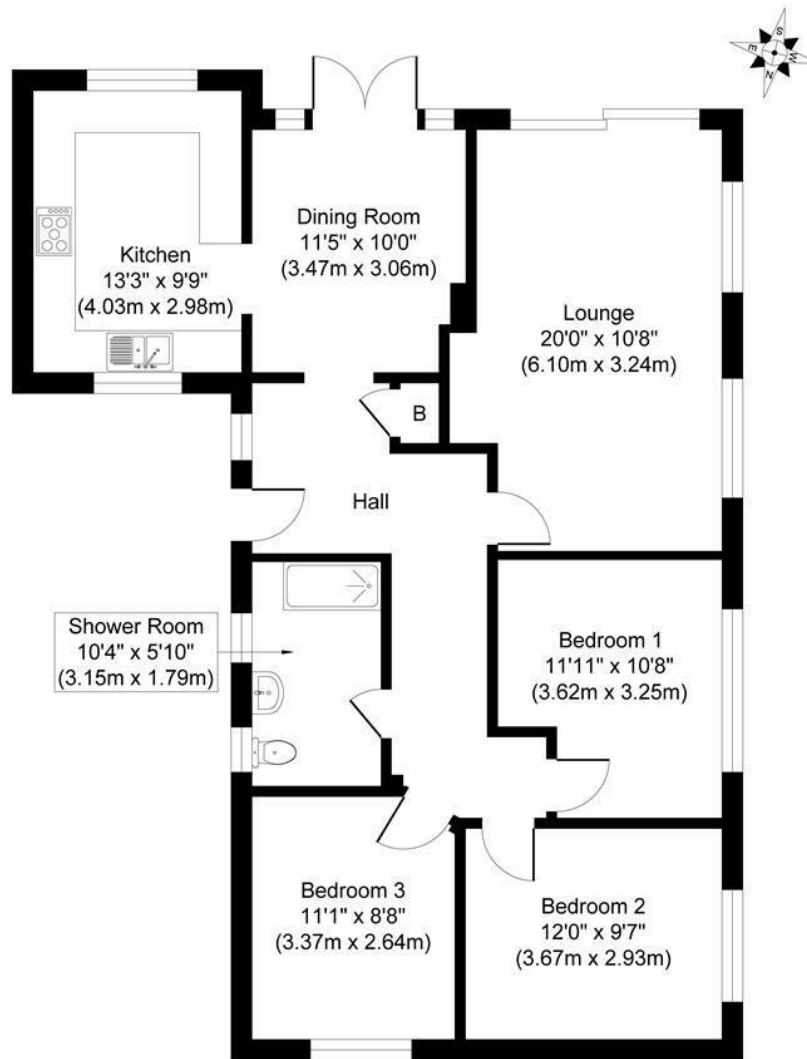
TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES ON:

SELBY - 01757 241124

GOOLE - 01405 761199

SHERBURN IN ELMET - 01977 681122

PONTEFRACT/CASTLEFORD - 01977 791133



Approximate Floor Area
1078 sq. ft
(100.11 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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