

# Park Rôw



**Sandway Close, Thorpe Willoughby, Selby, YO8 9NQ**

**£220,000**



\*\* FRONT AND REAR GARDENS \*\* GARAGE AND DRIVEWAY \*\* This Detached Bungalow, situated in the desirable village of Thorpe Willoughby briefly comprises: Kitchen, Lounge Diner, Inner Hall, two bedrooms and a Bathroom. VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE LOCATION 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'.



## GROUND FLOOR ACCOMMODATION

### Entrance

Hardwood timber door with top section having two double glazed frosted panels to the side elevation leading into:

### Kitchen

13'6" x 10'8" (4.12m x 3.26m)



Hardwood timber panels with top section having double glazed frosted glass flanking the entrance door. Range of beech effect base and wall units with chrome handles. Single bowl black granite effect sink and drainer with black mixer tap over set into granite effect laminate work surface with brick tiled splashback. Electric cooker point and plumbing for washing machine and dishwasher. Oil central heating boiler and central heating radiator. UPVC double glazed window to the front elevation and tiled flooring. Two storage cupboards, one of which is housing the hot water cylinder. Timber door with top section having single glazed frosted panels leading into:



### Lounge Diner

19'1" x 16'2" (5.82m x 4.93m)



Feature fireplace. UPVC double glazed windows to the front and side elevations. Central heating radiators, television and telephone points. Timber panel door leading into:





### Inner Hall

Loft access and doors leading off.

### Bedroom One

13'1" x 10'10" (4.01m x 3.31m)



Fitted wardrobes with white doors and brass handles. UPVC double glazed window to the rear elevation and central heating radiator.



### Bedroom Two

8'6" x 7'10" (2.61m x 2.41m)



UPVC double glazed window to the rear elevation and central heating radiator.

## Bathroom

6'2" x 5'6" (1.90m x 1.68m)



White bath with tiled side and taps over. Further white and chrome shower over bath with chrome trimmed shower screen. White low flush w.c and white pedestal wash hand basin. The room is tiled on all walls to coving height. UPVC double glazed frosted window to the side elevation, extractor fan, central heating radiator and tiled flooring.

## EXTERIOR

### Front



Pathway running along the front. The garden is laid to lawn with herbaceous borders and boundaries defined by wall, fencing and hedging. Driveway running along the side of the property, past outside tap, and leading to brick built garage. This is larger than average with up and over door and double glazed frosted windows to the side elevation. Wrought iron decorative pedestrian access gate giving access into the Rear.



### Side



### Rear



Pathway and flagged patio area. The garden is laid to lawn

with herbaceous borders and is fully enclosed with fencing and hedging.



## Directions

From the centre of Selby head up the Main Street/A19 towards Gowthorpe continue straight on at the traffic lights onto the A1238 follow the road up until you come to a left turn called Fox lane. Take a left onto Sandway Avenue and then left again onto Sandway Close. The property can be clearly identified by a Park Row Properties 'For Sale' board.

## Tenure

Freehold

## Council Tax

Council: Selby District Council  
Tax Banding: C

## COUNCIL TAX BANDING AND TENURE

Please note: The Council Tax Banding and Tenure 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 & 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 A OFFER

In order to comply with the Estate Agents (Undesirable Practises) 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:

GOOLE - 01405 761199

SELBY - 01757 241124

SHERBURN IN ELMET - 01977 681122

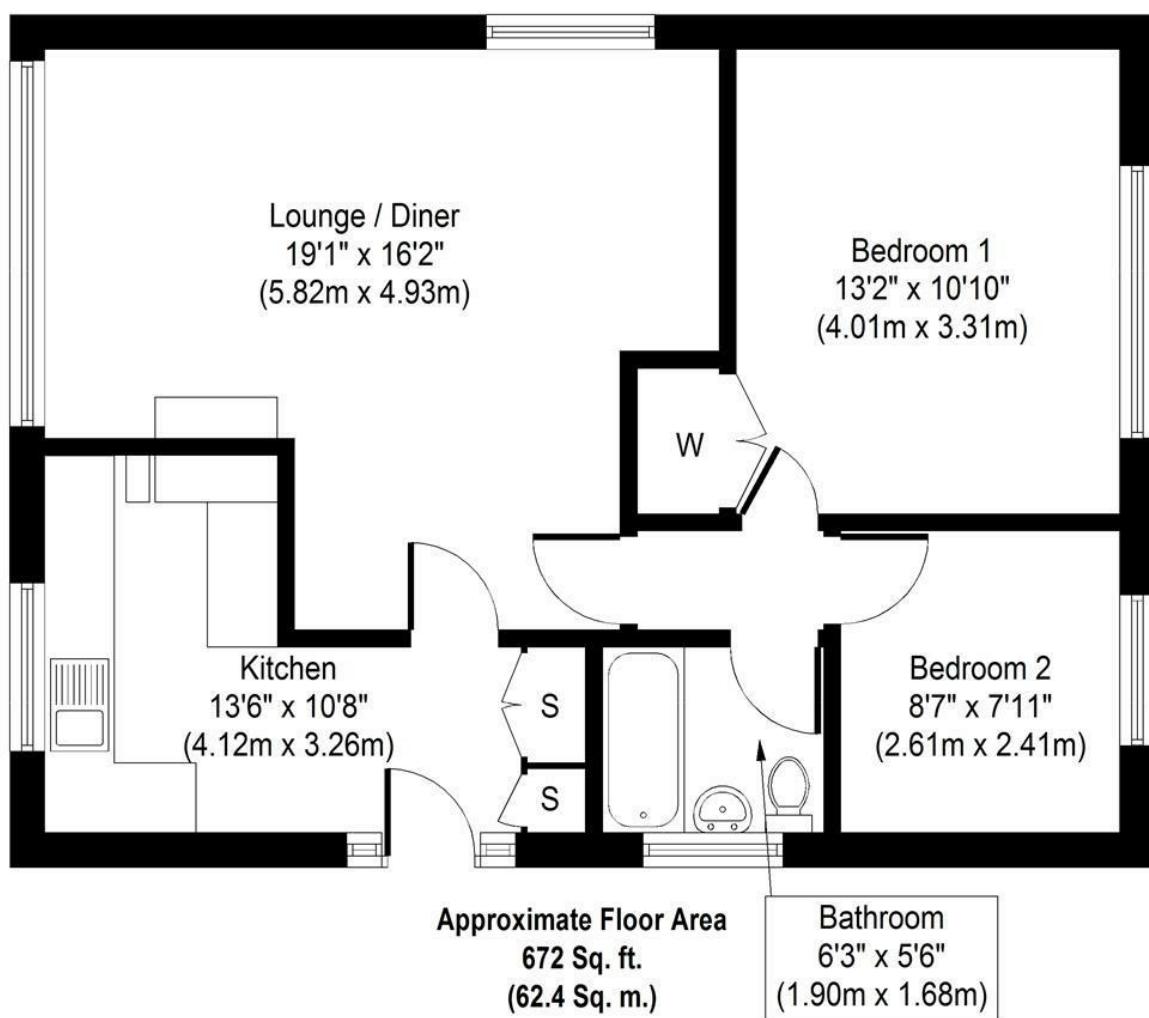
PONTEFRACT - 01977 791133

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.



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. 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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Energy Efficiency Rating	
Council	Household
Very energy efficient - lower running costs	
(A) plus A	
(B) B	
(C) C	
(D) D	
(E) E	
(F) F	
(G) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Council	Household
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(A) plus A	
(B) B	
(C) C	
(D) D	
(E) E	
(F) F	
(G) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	