

Park Row

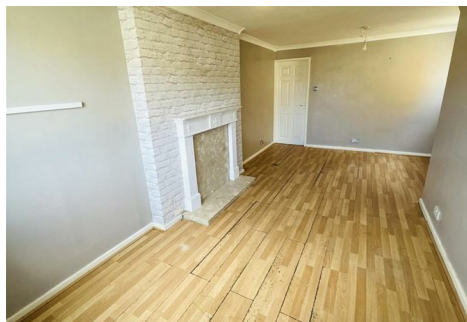


Beechfield Close, Thorpe Willoughby, Selby, YO8 9QJ

Offers Over £160,000



**** VILLAGE LOCATION ** CLOSE TO PRIMARY SCHOOL**** Situated in the village of Thorpe Willoughby, this semi-detached property briefly comprises: Hall, Lounge Diner and Kitchen, whilst the First Floor offers two bedrooms and a Family Bathroom. Externally, the property benefits from off street parking for multiple vehicles, garage, front and rear gardens. **VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE STYLE 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 SUMMARY

Situated in the sought-after village of Thorpe Willoughby, this well-presented property offers an excellent opportunity for first-time buyers, small families, or those looking to downsize. The ground floor offers a spacious living dining room ideal for both relaxing and entertaining, and a well-appointed kitchen with views over the rear garden. Upstairs, the property's landing leads to two good-sized bedrooms and a modern family bathroom. Externally, the home boasts an enclosed rear garden laid mainly to lawn with a paved patio area, perfect for outdoor dining. To the side of the property, there is a private driveway providing off-street parking for two vehicles and access to a detached garage. The front garden is also laid to lawn with a paved path leading to the front door. Located within easy reach of local amenities, reputable schools, and transport links, this delightful home combines comfort with convenience in a peaceful village setting.

GROUND FLOOR ACCOMMODATION

Hall

Living Room/Dining Room

19'3" x 11'11" (5.87m x 3.65m)

Kitchen

11'10" x 7'10" (3.63m x 2.39m)

FIRST FLOOR ACCOMMODATION

Landing

Family Bathroom

11'1" x 4'6" (3.38m x 1.39m)

Bedroom One

12'9" x 11'11" (3.90m x 3.64m)

Bedroom Two

11'1" x 7'1" (3.39m x 2.16m)

EXTERIOR

Front

Predominantly laid-to-lawn with flagged patio walkway to the entrance door. Off-street parking for multiple vehicles

Rear

Fully enclosed rear garden predominantly laid-to-lawn with flagged patio area. Further detached garage.

DIRECTIONS

From Selby, head West on Gowthorpe towards Thorpe Willoughby and continue onto Leeds Road sign posted Leeds A63. On reaching Thorpe Willoughby village turn left down Fox Lane, the turn just after the Fox Pub. Then take the first right down Londesborough Grove, following this round to Foxdale Avenue. Then turn right down Dane Avenue. Then

turn left onto Beechfield Close. The property can be clearly identified by our Park Row Properties 'For Sale Board'.

UTILITIES, BROADBAND AND MOBILE COVERAGE.

Electricity: Mains

Heating: Gas Mains

Sewerage: Mains

Water: Mains

Broadband: Ultrafast

Mobile: 4G

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.

LOCAL AUTHORITY, TAX BANDING AND TENURE

Tenure: Freehold

Local Authority: North Yorkshire Council

Tax Banding: A

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.

MEASUREMENT'S.

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

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.

VIEWING'S.

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 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.

OPENING HOUR'S.

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

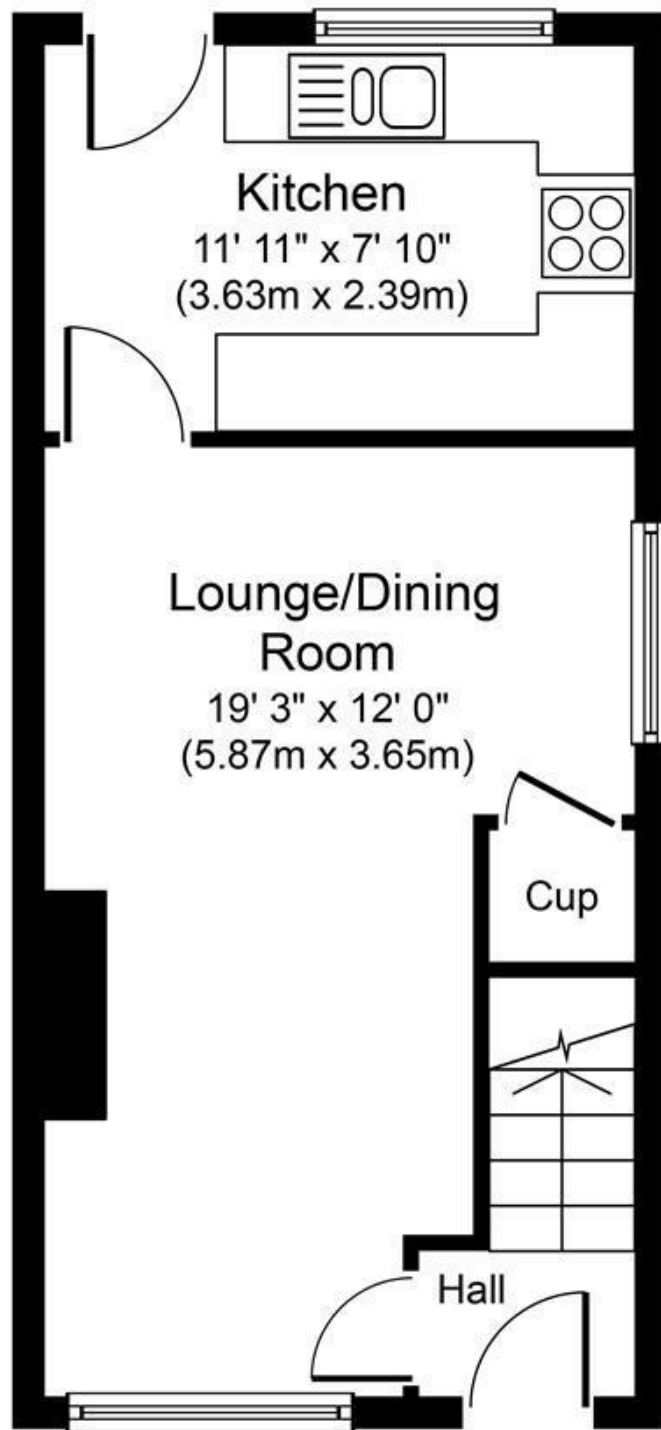
SELBY - 01757 241124

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

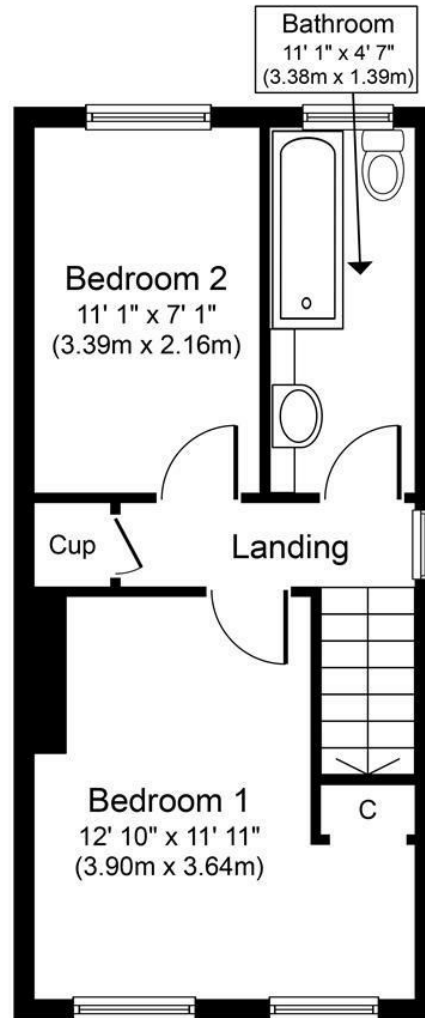




Ground Floor
Approximate Floor Area
334 sq. ft.
(31.0 sq. m.)

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. 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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First Floor
Approximate Floor Area
334 sq. ft.
(31.0 sq. m.)

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