

Park Row



Field Avenue, Thorpe Willoughby, Selby, YO8 9PS

Offers Over £220,000



**** NO ONWARD CHAIN ** GARAGE **** Situated in the village of Thorpe Willoughby, this detached home briefly comprises: Lounge, Dining Room, Kitchen and Utility Area. To the First Floor are three bedrooms, with fitted wardrobes to Bedroom One and Shower Room. Externally the property benefits from lawned area to the front, off street parking and garage to the side and fully enclosed, low maintenance rear garden. **VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE STYLE AND SIZE 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

This detached family home offers an excellent opportunity for buyers to modernise and create a home to their own taste. Situated in a desirable village setting with views over open fields to the rear, the property enjoys a peaceful outlook and convenient access to local amenities.

The dining room opening directly onto the east-facing rear garden and the home also benefits from a shower room. Outside, there is off-street parking, a garage, and a delightful garden backing onto fields.

Available with no onward chain, this property is ideal for those seeking a project with great potential in a sought-after rural location.

GROUND FLOOR ACCOMMODATION

Hall

Lounge

16'0" x 11'11" (4.88m x 3.65m)

Dining Room

10'9" x 7'10" (3.29m x 2.40m)

Kitchen

10'7" x 6'9" (3.24m x 2.08m)

Utility

4'6" x 4'2" (1.38m x 1.28m)

FIRST FLOOR ACCOMMODATION

Landing

Bedroom One

14'7" x 8'7" (4.45m x 2.64m)

Bedroom Two

11'6" x 8'7" (3.53m x 2.62m)

Bedroom Three

9'6" x 6'1" (2.91m x 1.87m)

Shower Room

6'5" x 6'1" (1.97m x 1.86m)

EXTERIOR

Front

Lawned area with decorative brick-blocked driveway to the side leading to garage and pedestrian access gate leading into:

Rear

Fully enclosed, low maintenance area with flagged paving.

DIRECTIONS

From Finkle Street in Selby and head west toward Water Lane. Turn left onto the A1041 (Bawtry Road) and follow it out of Selby. At the roundabout, take the first exit onto the A1238 toward Thorpe Willoughby. Continue straight for a couple of miles. When you reach Thorpe Willoughby, turn right onto Field Avenue where the property will be clearly identifiable by our Park Row 'For Sale' board.

TENURE, LOCAL AUTHORITY AND TAX BANDING

Tenure: Freehold

Local Authority: North Yorkshire Council

Tax Banding: C

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: 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.


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.

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.

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:

SELBY - 01757 241124

GOOLE - 01405 761199

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.



Kitchen
10'8" x 6'10"
(3.24m x 2.08m)



Dining Room
10'10" x 7'10"
(3.29m x 2.40m)

Utility
4'6" x 4'2"
(1.38m x 1.28m)

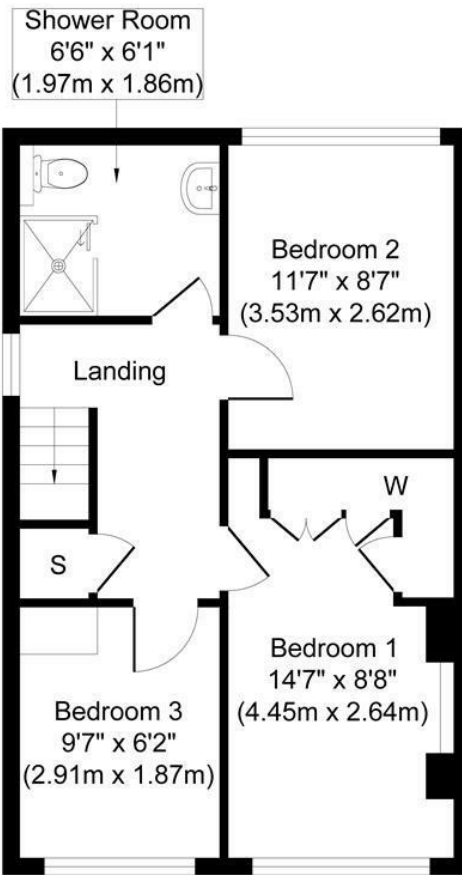
Lounge
16'0" x 12'0"
(4.88m x 3.65m)

Hall

Ground Floor
Approximate Floor Area
459 sq. ft
(42.66 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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First Floor
Approximate Floor Area
449 sq. ft
(41.68 sq. m)

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
92-100 A		92-100 A	
81-91 B		81-91 B	
69-80 C		69-80 C	
55-68 D		55-68 D	
39-54 E		39-54 E	
21-38 F		21-38 F	
1-20 G		1-20 G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC