

Park Row

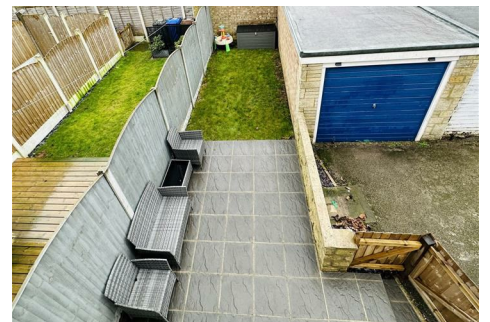


Field Avenue, Thorpe Willoughby, Selby, YO8 9PS

Offers Over £190,000

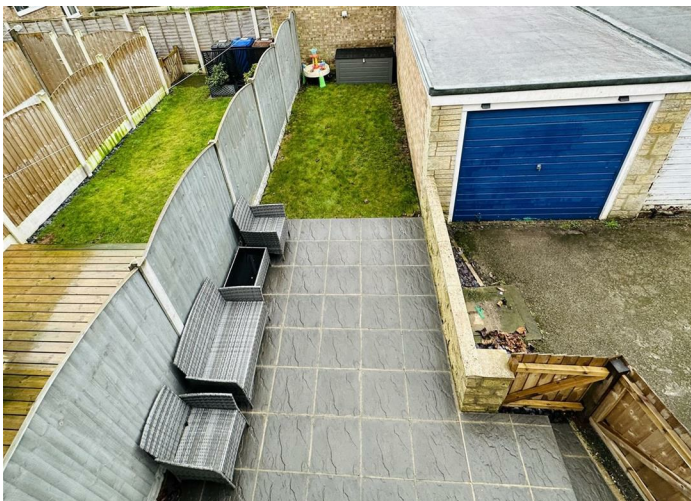


****CUL-DE-SAC LOCATION ** GARAGE **** Situated in Thorpe Willoughby this end-terrace home briefly comprises: Hall, Lounge and Kitchen. To the first floor are two bedrooms and Shower Room. A further bedroom is located on the second floor. Externally the property benefits from a shared drive with a single garage. The rear garden is fully enclosed with patio area. **VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE SIZE AND 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'**









PROPERTY SUMMARY

Discover this spacious three-bedroom end-terrace home, perfectly positioned on the peaceful edge of the charming village of Thorpe Willoughby – an ideal choice for families seeking the best of village life with countryside right on the doorstep.

The property offers generous and practical living space arranged over three floors. On the ground floor, you'll find a welcoming lounge and a fitted kitchen with patio doors that open directly onto a private, fully enclosed west-facing rear garden – the perfect spot to enjoy afternoon sunshine and glorious sunsets in complete seclusion. Upstairs, three well-proportioned bedrooms provide plenty of room for the family, complemented by a convenient shower room for added everyday ease.

Outside, a shared driveway leads to your own single garage, delivering secure off-street parking and useful extra storage. Nestled in a quiet location yet just moments from beautiful countryside walks and the stunning Brayton Barff – with its ancient woodland, reservoir, and scenic trails – this home is a haven for nature lovers, dog walkers, and anyone who appreciates fresh-air escapes. Thorpe Willoughby itself is a thriving, family-friendly village boasting all the everyday essentials: local shops, takeaways, a doctor's surgery, primary school, and a warm community atmosphere. Excellent A19 connections make commuting to Selby (approximately 5 miles), York, and beyond effortless. This ready-to-enjoy family home combines fantastic space, privacy, and an enviable lifestyle in one appealing package.

GROUND FLOOR ACCOMMODATION

Hall

5'3" x 3'3" (1.61m x 1.00m)

Kitchen

11'2" x 8'9" (3.42m x 2.67m)

Lounge

17'3" x 11'2" (5.26m x 3.42m)

FIRST FLOOR ACCOMMODATION

Bedroom One

11'4" x 11'3" (3.46m x 3.43m)

Bedroom Two

11'3" x 5'8" (3.44m x 1.75m)

Shower Room

8'1" x 5'6" (2.47m x 1.68m)

SECOND FLOOR ACCOMMODATION

Bedroom Three

15'2" x 11'4" (4.63m x 3.46m)

EXTERIOR

Front

Small lawned garden area adjacent a tarmac shared driveway which leads to a separate detached single garage.

Rear

Benefits from both patio seating areas and mainly lawned garden.

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 take a left onto Fox Lane and then left onto Field Lane then left again onto Field Avenue where the property can be clearly identified by the Park Row Properties 'For Sale' Board.

TENURE, LOCAL AUTHORITY AND TAX BANDING

Tenure: Freehold

Local Authority: North Yorkshire County Council

Tax Banding: B

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.

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.

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:

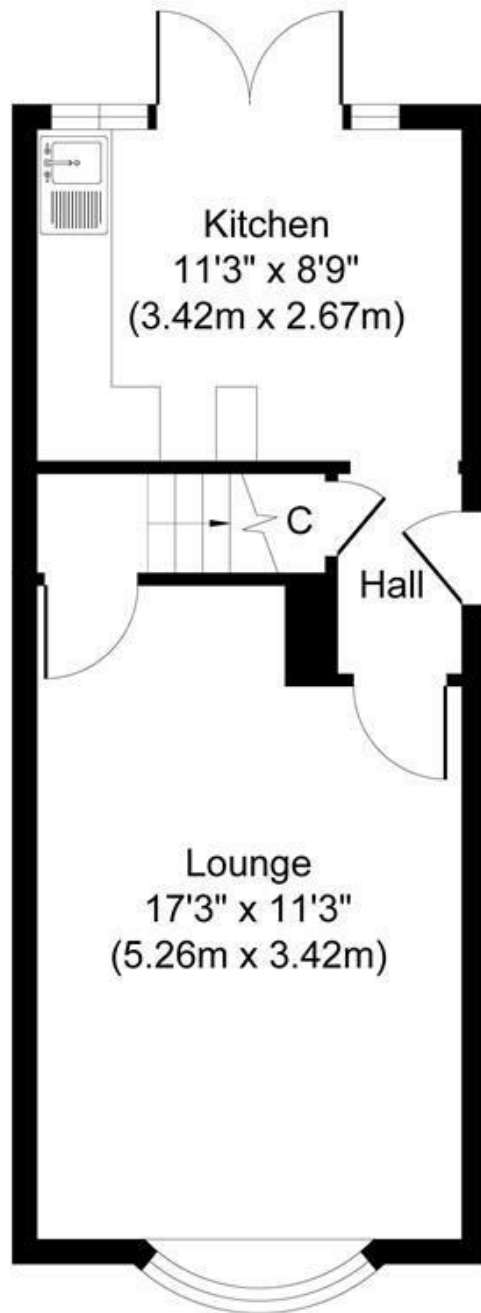
SELBY - 01757 241124

GOOLE - 01405 761199

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

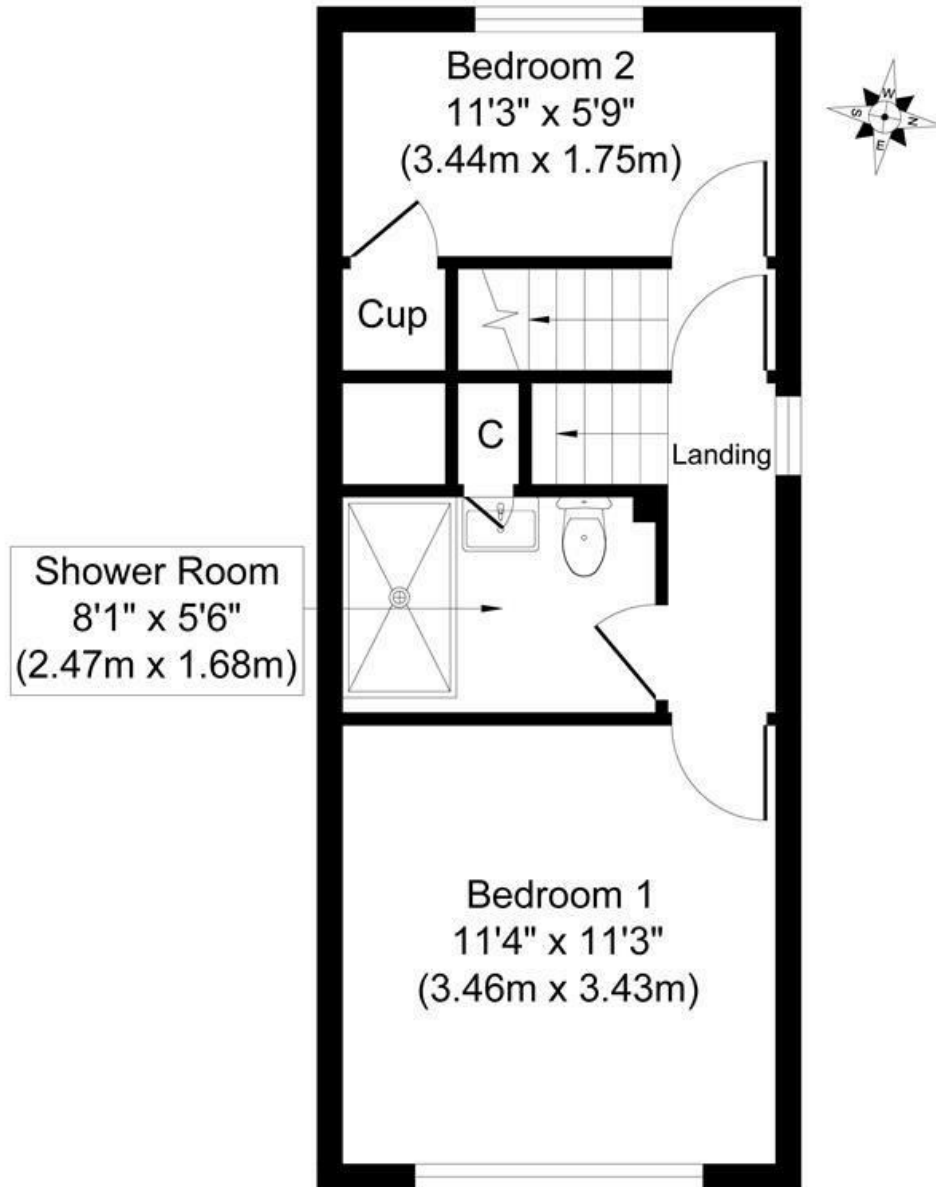
CASTLEFORD - 01977 558480



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

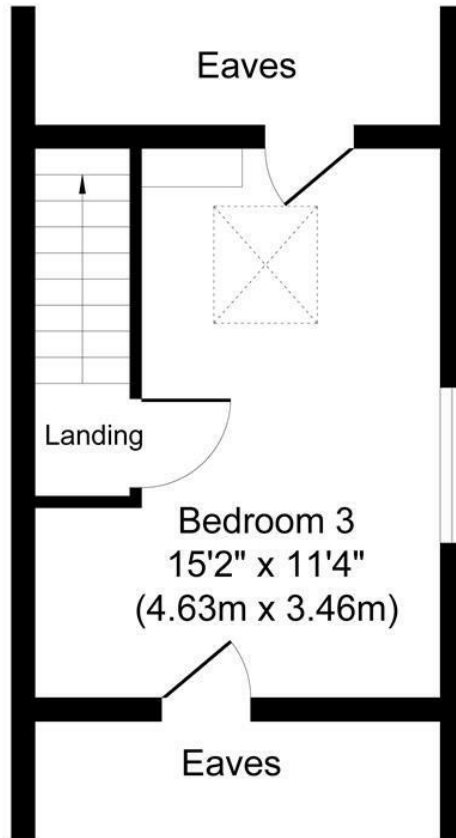
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction 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
329 sq. ft
(30.54 sq. m)

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Second Floor
Approximate Floor Area
170 sq. ft
(15.83 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
92-95 A		92-95 A	
81-91 B		81-91 B	
69-80 C		69-80 C	
55-68 D		55-68 D	
49-54 E		49-54 E	
45-48 F		45-48 F	
35-39 G		35-39 G	
All energy efficient - higher running costs	84	All environmentally friendly - higher CO ₂ emissions	57
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC