

# Park Rôw



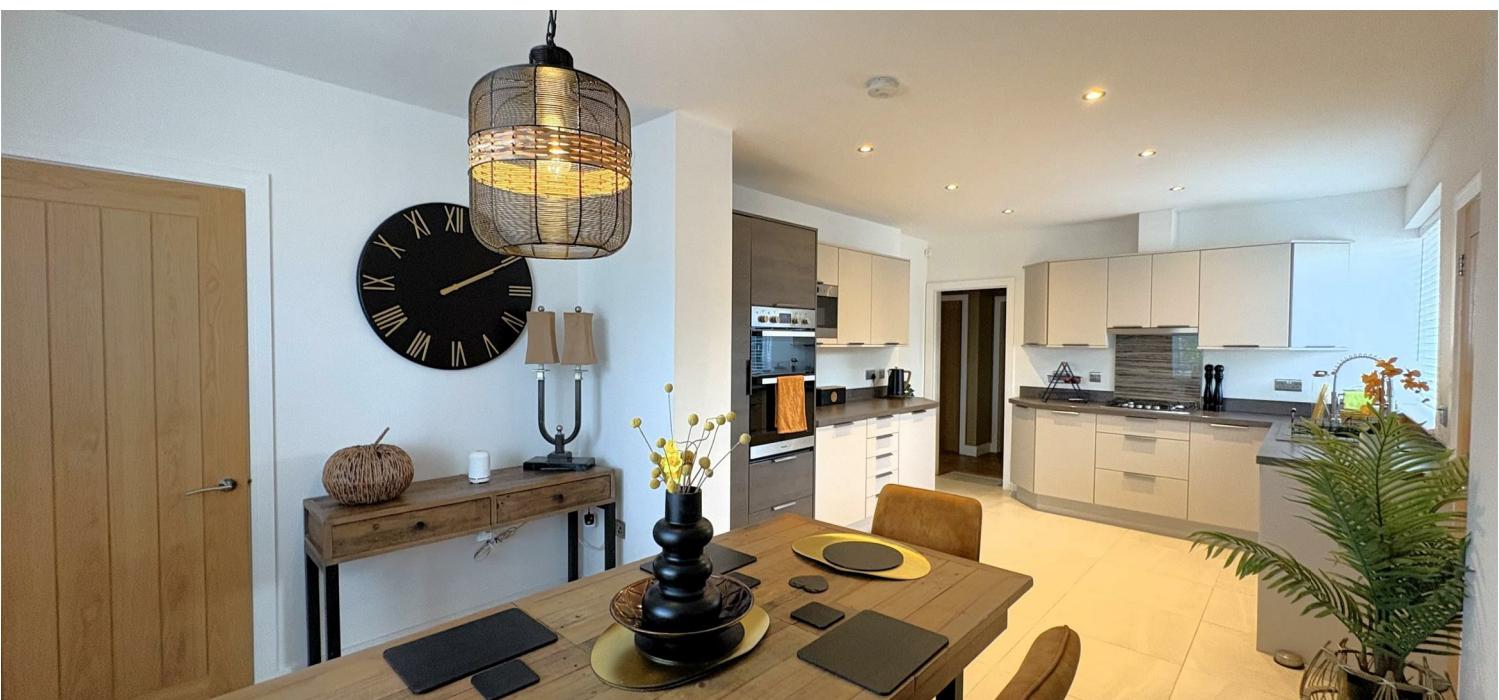
**Fir Tree Lane, Thorpe Willoughby, Selby, YO8 9PG**

**£375,000**

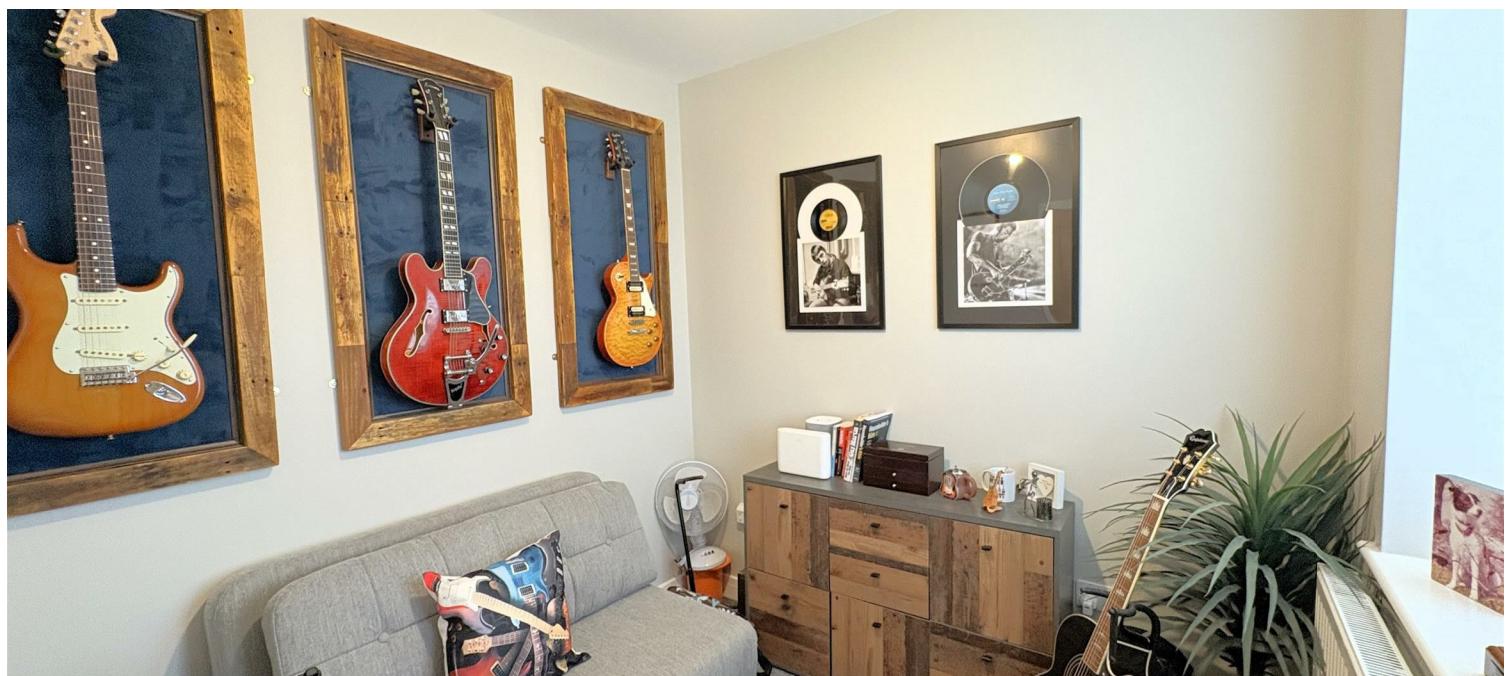
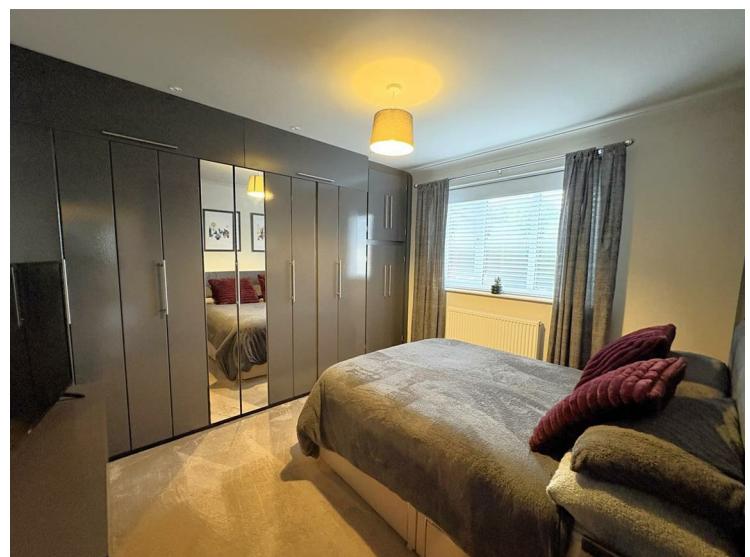


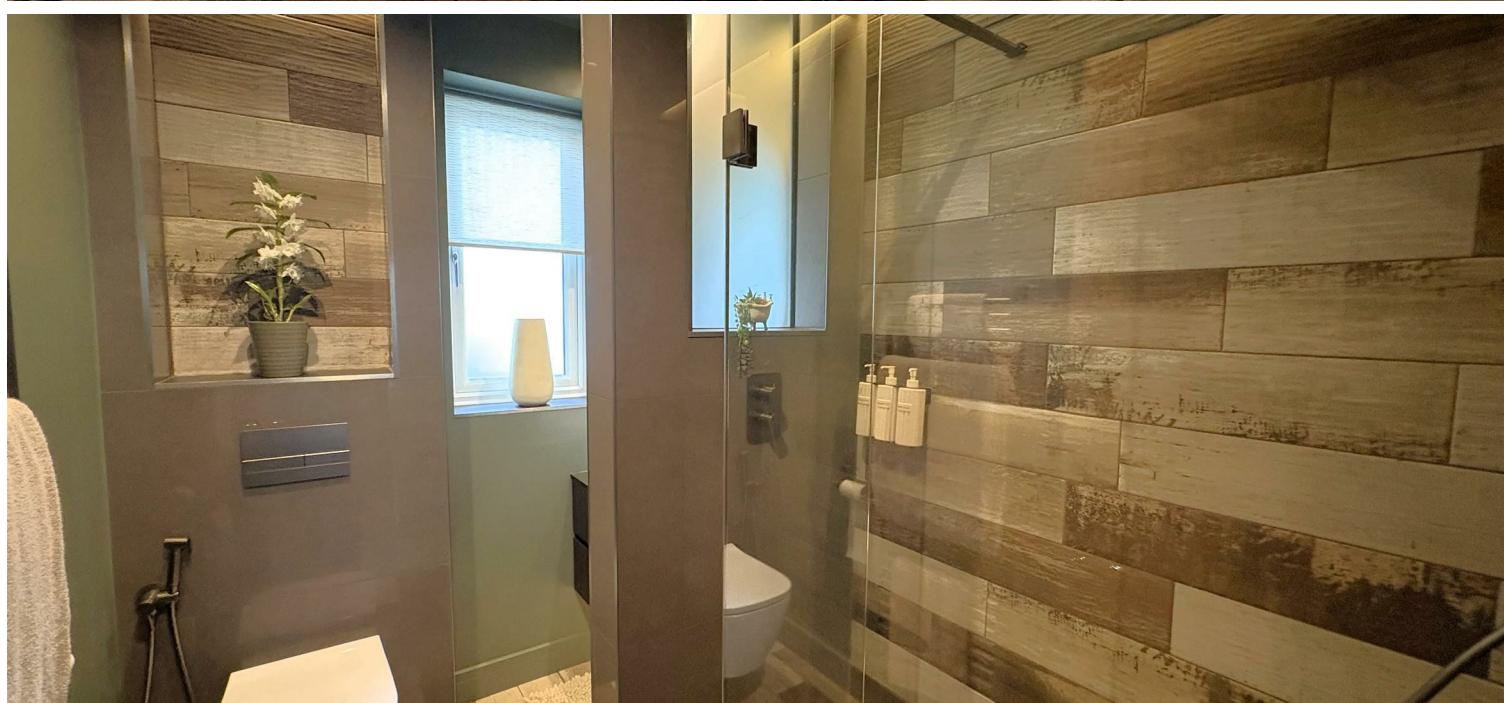
**\*\*SPACIOUS CORNER PLOT\*\* OFF STREET PARKING\*\*** This recently extended detached bungalow situated in the village of Thorpe Willoughby briefly comprises: Entrance Hall, Shower Room, Office, Kitchen/Diner, Utility, Inner Hall, Lounge, three Bedrooms and Shower Room. To the exterior of the property are Gardens, a Detached Garage and Off Street Parking. **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'.**











## PROPERTY OVERVIEW

Set in the sought after village of Thorpe Willoughby close to the Market Town of Selby enjoying all the amenities Selby offers in addition to its own popular village pub, Primary School and local village shops, café and pharmacy etc whilst still close to the beautiful surrounding countryside, this impressive home offers space, style, and versatility in equal measure. Occupying a generous plot with a garage and excellent kerb appeal, the property is beautifully presented throughout. The welcoming hall leads off to the w.c/shower room, also into a modern kitchen diner ideal for large family dining, the inner hall leads to two spacious double bedrooms both enjoying fully fitted wardrobes, the modern shower room is also accessible from the inner hallway which then flows through to the spacious lounge creating the perfect space for family living and entertaining, and also an additional third bedroom overlooking the garden. The front of the property offers a single garage and ample off-street parking. To the side of the property is a large garden mainly laid to lawn perfect for summertime and outdoor entertaining.

## Ground Floor Accommodation

### Hall

7'11" x 5'10" (2.43m x 1.79m)

### Kitchen/Diner

21'4" x 10'10" (6.52m x 3.32m)

### Utility

5'10" x 5'1" (1.80m x 1.57m)

### Inner Hall

6'6" x 5'9" (1.99m x 1.76m)

### Lounge/Diner

19'10" x 17'3" (6.07m x 5.27m)

### Bedroom One

12'4" x 11'4" max (3.78m x 3.47m max)

### Bedroom Two

11'5" x 10'11" max (3.48m x 3.35m max)

### Shower Room

7'7" x 5'8" (2.32m x 1.75m)

### Bedroom Three / Office

8'0" x 7'8" (2.44m x 2.36m)

### Shower Room / WC

7'11" x 5'3" (2.42m x 1.62m)

## EXTERIOR

The front of the property offers a single garage and ample off-street parking. To the side of the property is a large garden mainly laid to lawn perfect for summertime and outdoor entertaining.

## Front

Off street parking for multiple cars.

## Garage

Single detached garage.

## Rear

Enclosed rear garden with small patio area.

## 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. The property can be clearly identified by the Park Row Properties 'For Sale' Board.

## TENURE AND COUNCIL TAX BANDING

Tenure: Freehold

Local Authority: North Yorkshire County

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: Mains Gas

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.

## 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.**

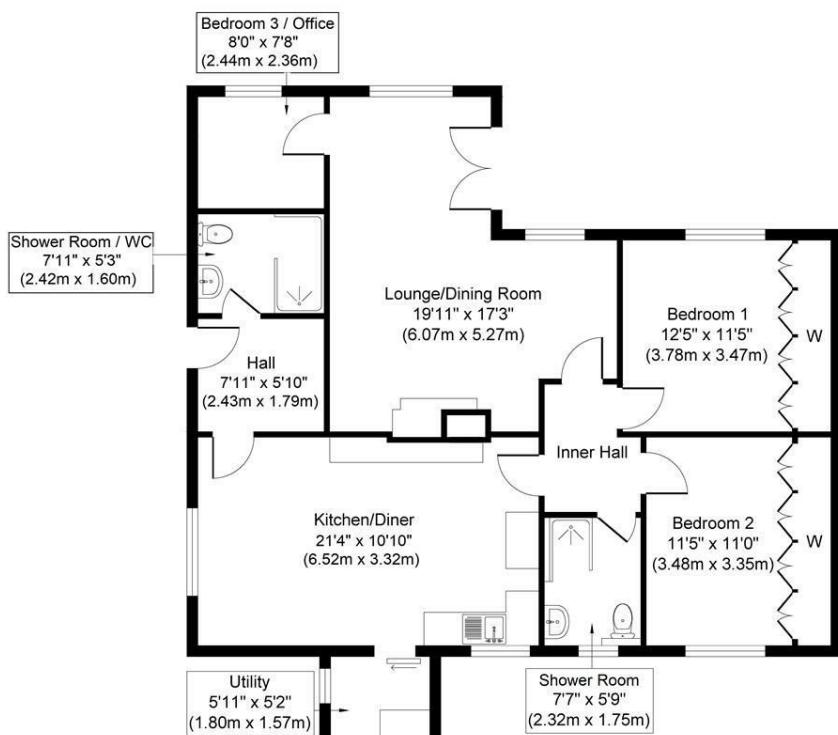
Strictly by appointment with the sole agents. If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.

### **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.



**Approximate Floor Area**  
1092 sq. ft  
(101.46 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(91-91)	B		
(90-89)	C		
(89-88)	D		
(88-84)	E		
(83-80)	F		
(79-70)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(80-89)	C		
(79-88)	D		
(78-74)	E		
(73-70)	F		
(70-69)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			