

# Park Row



**Pine Tree Close, Thorpe Willoughby, Selby, YO8 9FP**

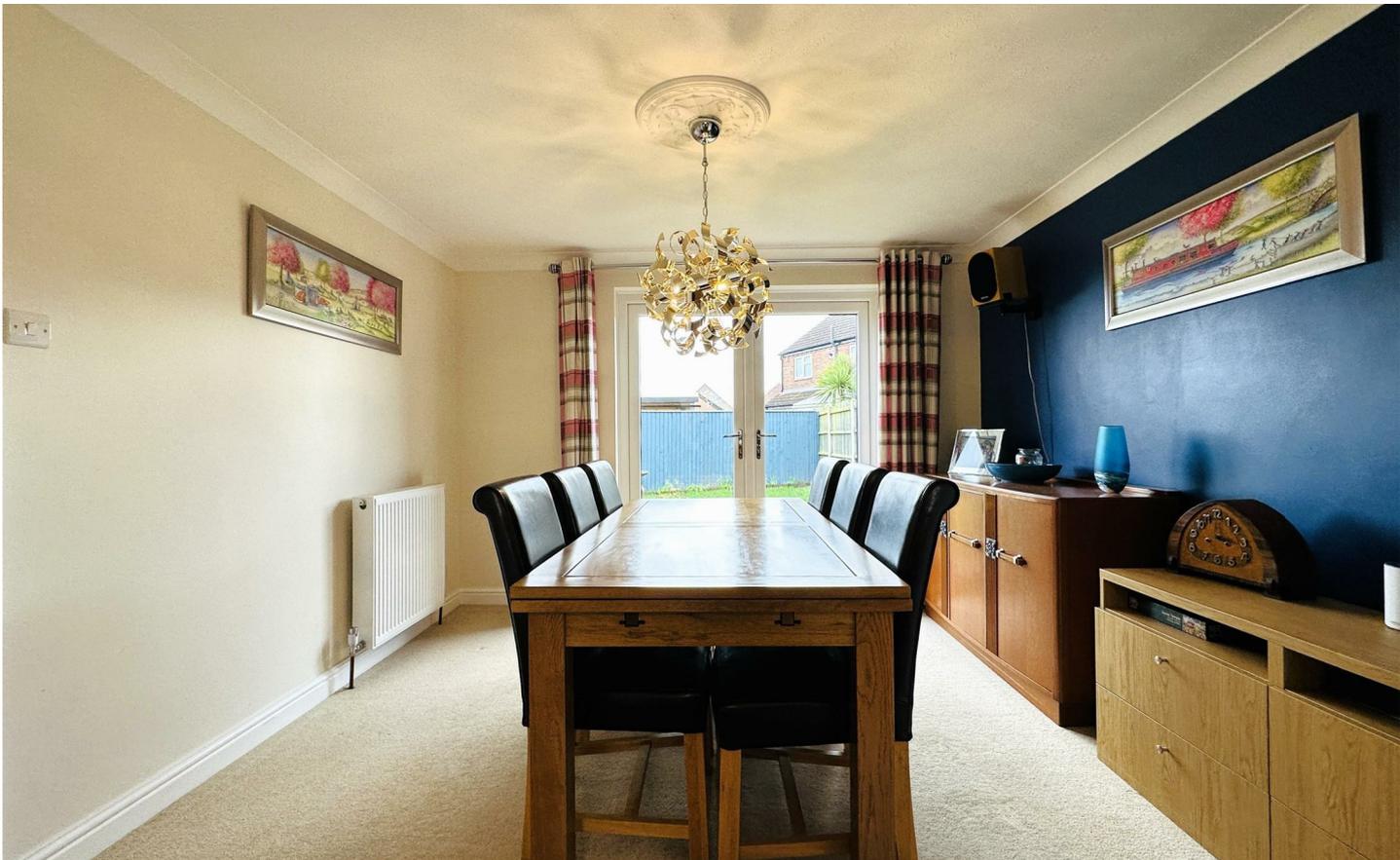
**Offers Over £280,000**



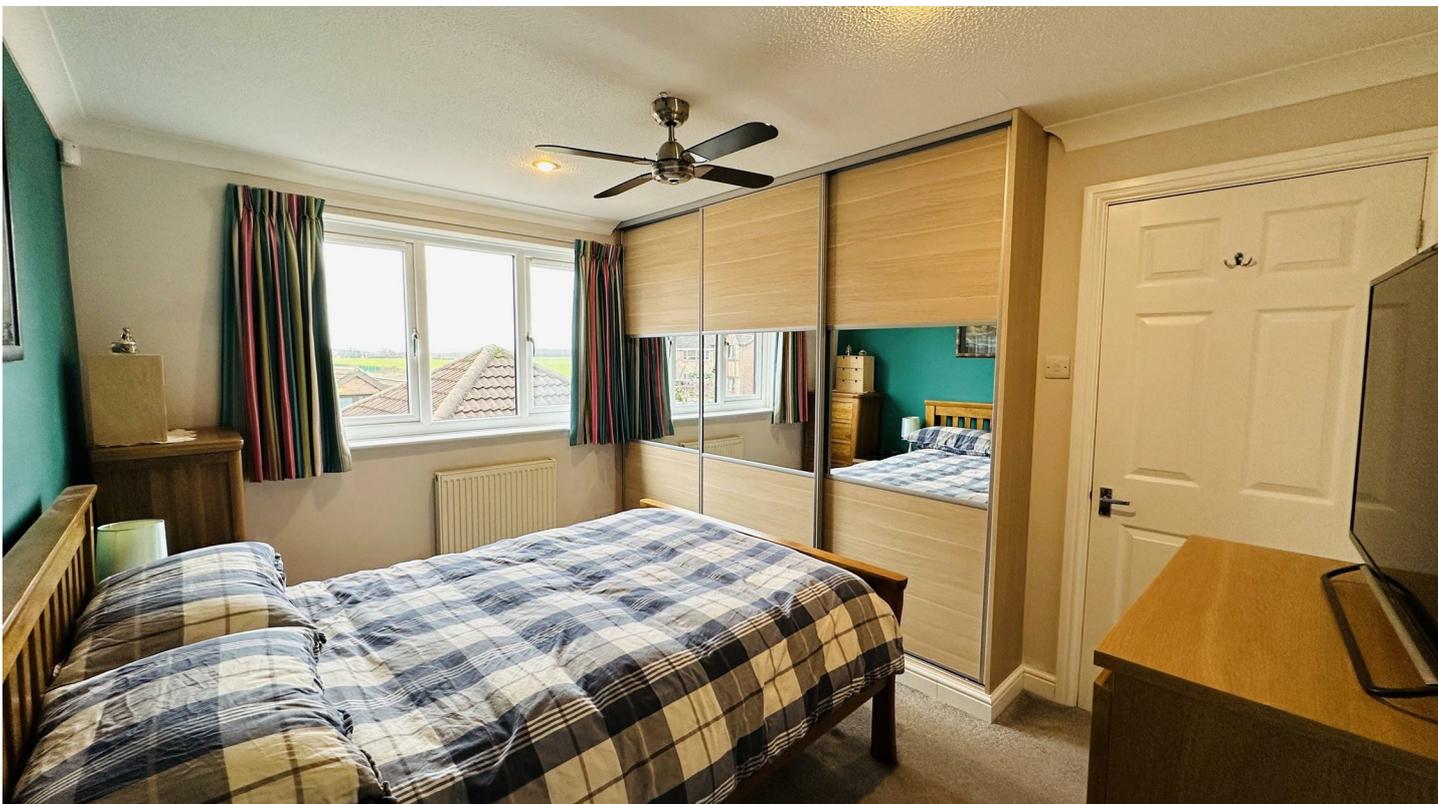
**\*\*CUL DE SAC LOCATION\*\*AMPLE PARKING\*\*** Situated in Thorpe Willoughby this property briefly comprises: Hall, W.C., Lounge, Kitchen and Dining Room. To the First Floor: Bedroom one with En Suite, three additional bedrooms and family Shower Room. Externally the property has a garage with off street parking and an enclosed garden with patio area to the rear. **VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE STYLE OF THE PROPERTY ON OFFER. RING US 7 DAYS TO BOOK A VIEWING. 'WE TAKE CALLS UNTIL 8PM MONDAY TO THURSDAY, 5.30 FRIDAYS, 5.00 SATURDAYS AND 11.00 - 3.00 SUNDAYS'.**















## PROPERTY OVERVIEW

Situated in the highly sought-after village of Thorpe Willoughby, this impressive four-bedroom detached residence offers spacious and versatile accommodation ideal for modern family living.

The ground floor welcomes you with a bright and inviting hallway, leading to a convenient downstairs WC. The generous lounge provides a comfortable space for relaxation, while the well-appointed kitchen offers ample storage and workspace, perfect for everyday living. A separate dining room creates an ideal setting for family meals and entertaining guests.

To the first floor, the property boasts four bedrooms. The principal bedroom benefits from its own en-suite facilities, while a contemporary shower room serves the remaining bedrooms, providing practicality for growing families.

Externally, the property continues to impress. To the front, there is a single garage and ample off-street parking. To the rear, an enclosed garden offers a safe and private outdoor space, complete with a patio area ideal for al fresco dining and summer gatherings.

This attractive home combines generous living space with a desirable village location, making it a superb opportunity for families seeking comfort, convenience, and community.

## GROUND FLOOR ACCOMMODATION

### Entrance Hall

15'10" x 3'10" (4.85m x 1.18m)

### Ground Floor W.C.

5'1" x 3'4" (1.57m x 1.02m)

### Lounge

14'11" x 13'6" (4.56m x 4.13m)

### Kitchen

14'8" x 8'8" (4.49m x 2.65m)

### Dining Room

11'7" x 11'3" (3.54m x 3.43m)

## FIRST FLOOR ACCOMMODATION

### Bedroom One

12'2" x 10'2" (3.73m x 3.10m)

### En-Suite

6'7" x 2'11" (2.03m x 0.90m)

### Bedroom Two

10'3" x 9'3" (3.13m x 2.83m)

### Bedroom Three

10'9" x 6'9" (3.28m x 2.06m)

### Bedroom Four

8'2" x 7'1" (2.51m x 2.16m)

## Shower Room

7'4" x 7'2" (2.25m x 2.19m)

## EXTERIOR

### Garage

14'3" x 8'7" (4.36m x 2.62m)

### Front

Ample parking, garage and pathway leading to the rear.

### Rear

Fully enclosed rear garden with 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 and then right onto Pine Tree Close. The property can be clearly identified by the Park Row Properties 'For Sale' Board.

## 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.

## LOCAL AUTHORITY, TAX BANDING AND TENURE

Tenure: Freehold

Local Authority: North Yorkshire Council

Tax Banding: D

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

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.

## 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.

## 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.

## 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:

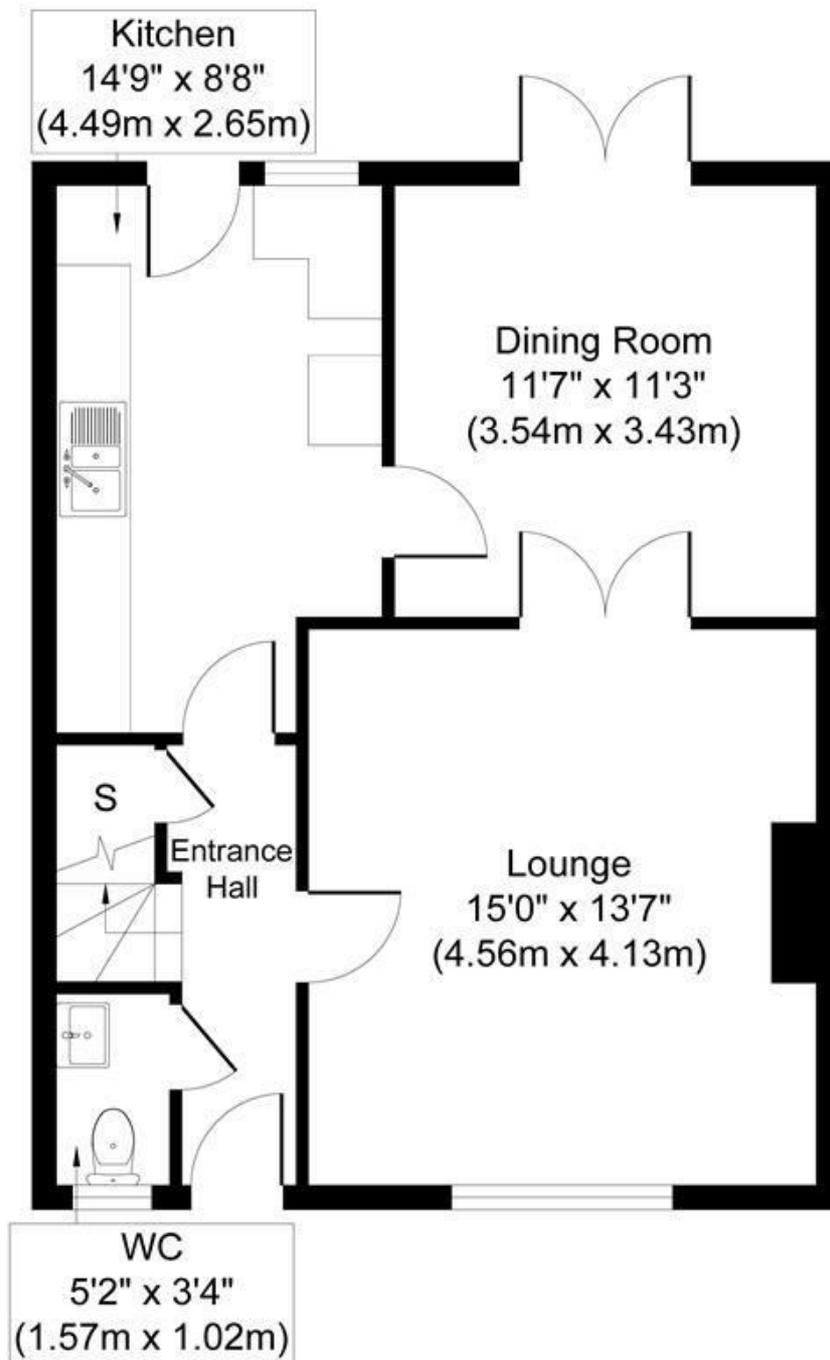
GOOLE - 01405 761199

SELBY - 01757 241124

SHERBURN IN ELMET - 01977 681122

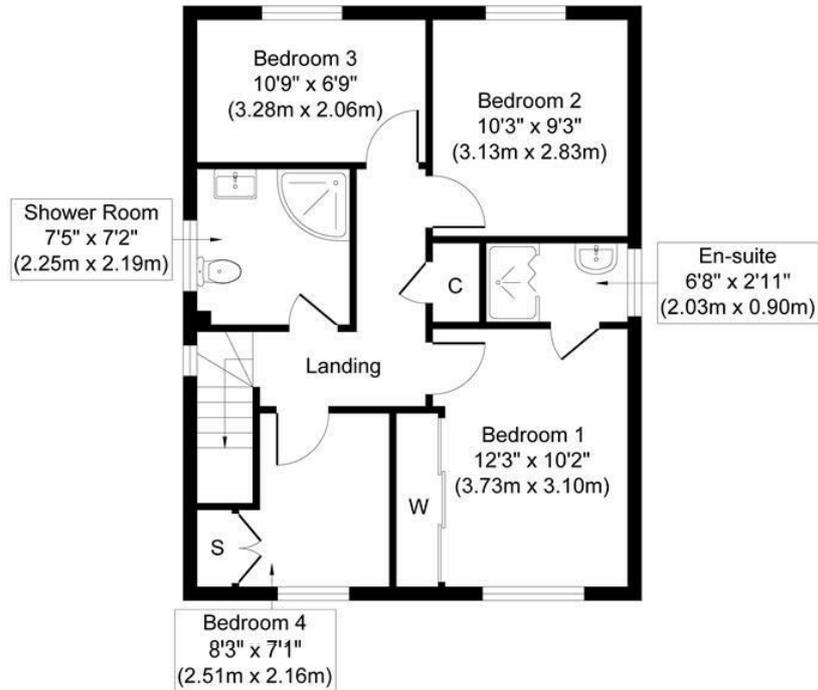
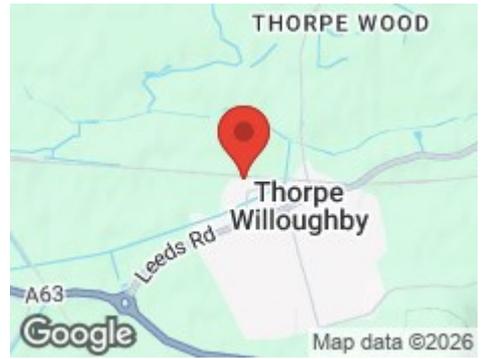
PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480



**Ground Floor**  
**Approximate Floor Area**  
**546 sq. ft**  
**(50.68 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**  
**546 sq. ft**  
**(50.68 sq. m)**

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