Park Rôw



Field Avenue, Thorpe Willoughby, Selby, YO8 9PS

Offers Over £125,000

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** NO ONWARD CHAIN ** IDEAL FOR FIRST TIME BUYERS ** Situated in Thorpe Willoughby this mid-terrace house briefly comprises: Hall, Lounge Kitchen Diner. To the first floor are two bedrooms and bathroom. Externally the property has off street parking and a rear garden. VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE STYLE OF THIS LOVELY FAMILY HOME 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

Located on Field Avenue in the popular village of Thorpe Willoughby, this property offers practical living space both inside and out. The kitchen diner provides space for cooking and dining, making it ideal for everyday living. The main bedroom benefits from a built-in wardrobe, providing useful storage and helping to keep the room tidy. To the outside, a shared driveway leads down to the garage, offering additional storage space and room for a vehicle. The north-facing rear garden is mainly laid to lawn, with a paved seating area providing a space to sit and enjoy the outdoors.

Thorpe Willoughby is a popular village just outside Selby, offering a range of local amenities, shops and schools. The nearby town of Selby provides a wider choice of shops, supermarkets, restaurants and leisure facilities. The area also benefits from road links via the A63 and A19, along with rail services from Selby railway station, making it a convenient location for commuters and those looking to enjoy village life while remaining close to larger amenities.

GROUND FLOOR ACCOMMODATION

Hall
3'8" x 3'5" (1.12m x 1.05m)

Lounge
16'11" x 11'2" (5.16m x 3.41m)

Kitchen Diner
12'6" x 11'1" (3.82m x 3.40m)

FIRST FLOOR ACCOMMODATION

Bedroom One
11'3" x 10'11" (3.43m x 3.33m)

Bedroom Two
11'2" x 8'6" (3.41m x 2.60m)

Bathroom
8'0" x 5'7" (2.45m x 1.72m)

EXTERIOR

Front
To the front is a paved path and low maintenance garden with access to the garage.

Rear
To the rear is a compact, low-maintenance rear garden featuring a lawn, paved seating area, and shrubs, all enclosed by fencing for privacy.

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.

AGENT NOTE

Some marketing materials for this property (including photographs and descriptions) may have been enhanced using AI for illustrative purposes only. These do not alter the property's actual condition or features. Please arrange a viewing and verify all details independently.

AML Fee

Please note that the AML fee covers the cost of carrying out the necessary identity and anti-money laundering checks. Once these checks have been completed, the fee is non-refundable, even if the property purchase does not proceed.

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.

TENURE, LOCAL AUTHORITY AND TAX BANDING

Tenure: Freehold
Local Authority: North Yorkshire County 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.

UTILITIES, BROADBAND AND MOBILE COVERAGE

Electricity: Mains
Heating: Electric Night Heaters
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.

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

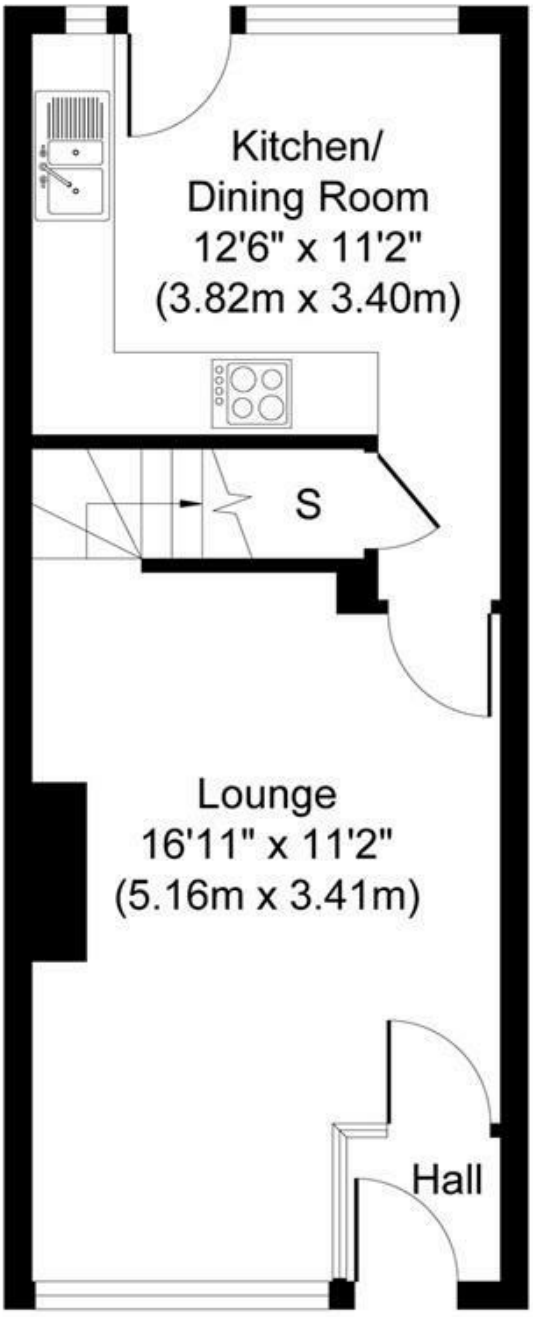
In order to comply with the Estate Agents (Undesirable Practices) Order 1991, Park Row Properties are required to verify "the status of any prospective purchaser... This includes the financial standing of that purchaser and his ability to exchange contracts". To allow us to comply with this order and 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/CASTLEFORD - 01977 791133





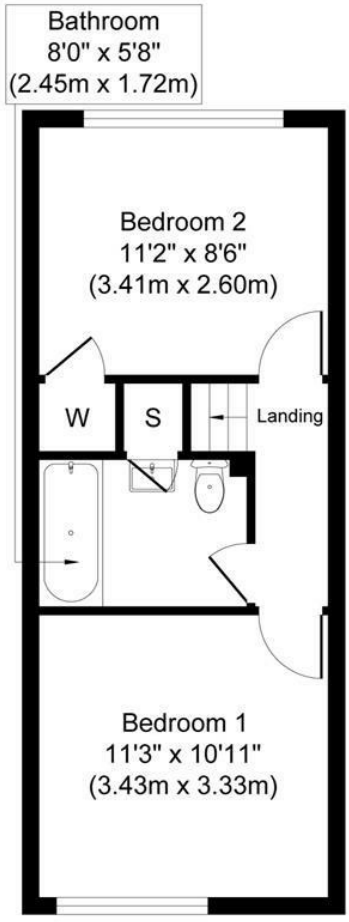
Ground Floor
Approximate Floor Area
366 sq. ft
(34.03 sq. m)

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
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366 sq. ft
(34.03 sq. m)

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