



Fox Lane Thorpe Willoughby YO8 9NA

£265,000

- Spacious Det Bungalow
- 3 Bedrooms
- En Suite & Wardrobes
- Modern Breakfast Kitchen
- Spacious Bathroom
- Substantial Corner Plot
- Garage & Block Paved Drive
- EPC Rating E



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PROPERTY SUMMARY

Housesetc Thorpe Willoughby- extremely spacious detached bungalow occupying. Available with immediate vacant possession, the property is surrounded by a substantial and well presented mature gardens with lawns, patios, & vegetable garden, block paved driveway provides multi vehicle parking leading to oversized garage and additional covered parking bay. The accommodation comprises: entrance hallway, lounge, fitted dining kitchen with appliances & walk in pantry, 3 bedrooms, master with en suite shower room, garden room and spacious family bathroom with shower & corner bath.

ENTRANCE

Upvc side entrance door with opaque insert leads into

ENTRANCE HALL

Fitted with good quality laminate wood flooring, two central heating radiators, fitted wall lights, two walk-in shelved storage cupboards both having the benefit of electric lights, access to expansive loft space via a pull down loft ladder also fitted with electric light and potential to covert into addition living space (subject to planning permission), internal doors leading off.

LOUNGE 13' 0" x 19'(max) (3.96m x 5.79m)

Spacious lounge with coving to the ceiling, two central heating radiators, fitted carpet (2015), internal timber framed leaded window, two Upvc double glazed windows over looking the garden to the side and rear and two fitted ceiling lights.

DINING KITCHEN 9' 0" x 22' 5" (2.74m x 6.83m)

Spacious fully fitted modern dining kitchen with a good variety of cream shaker style. wall and base units with brushed chrome door and drawer furniture, marble effect

food preparation surfaces and complimentary splash backs, integrated electric oven, microwave, four ring halogen hob with fitted extractor hood above, integrated slim line dishwasher, refrigerator, plumbing for automatic washing machine. One and half bowl stainless steel sink with mixer tap, tile effect laminate flooring, recess ceiling spot lights, delph rack, Upvc double glazed windows to both the side and rear with fitted blinds, timber stable door opens out to the rear and internal door leading into

WALK-IN PANTRY 4' 10" x 4' 3" (1.47m x 1.3m)

Fitted with both power and light, laminate flooring running through from the kitchen, fitted timber storage shelves and Upvc double glazed opaque window to the rear.

BATHROOM 8' 6" x 8' 10" (2.59m x 2.69m)

Benefits from full ceramic tiled walls and good quality white suite comprising of dual low level flush WC, pedestal wash hand basin, independent step-in quadrant shower cubicle with mains fed shower, corner bath, ceiling spot lights, stainless steel ladder style towel radiator and Upvc double glazed opaque window with fitted blind to the rear.

GARDEN ROOM 11' 0" x 11' 0" (3.35m x 3.35m)

Provides excellent views over the patio and rear garden, benefits from fitted carpet, fitted wall lights and matching ceiling light, coving to the ceiling, central heating radiator and Upvc double glazed patio doors providing excellent views.

BEDROOM ONE 11' 0" x 15' 7"(max) (3.35m x 4.75m)

Fitted with a good range of fitted wardrobes providing both hanging rails, storage shelving and over head storage

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cupboards, central heating radiator, fitted reading lights, Upvc double glazed window to the side and internal door leads into

EN-SUITE 3' 11" x 7' 10" (1.19m x 2.39m)

Benefits from fully ceramic tiled walls and floor with modern white suite comprising of low level flush WC, wall mounted wash hand basin with contemporary taps and fitted vanity mirror, independent step-in shower with mains fed shower and marble effect water proof walling, ceiling mounted spot lights and Upvc double glazed opaque window to the side.

BEDROOM TWO 11' 1" x 14' 9" (3.38m x 4.5m)

(Formally two separate bedrooms) Benefits from laminate wood flooring, two central heating radiators, twin ceiling mounted lights and twin Upvc double glazed windows with fitted vertical blinds overlooking the front garden.

BEDROOM THREE 7' 2" x 11' 2" (2.18m x 3.4m)

With fitted double wardrobe providing both hanging rail and storage shelving with accompanying overhead storage cupboards, fitted carpet, central heating radiator and Upvc double glazed window to the front.

EXTERNAL

FRONT

To the front of the property a double timber gate gives vehicular access to substantial block paved driveway providing multi vehicle off street parking with extremely generously stocked borders leads to

OVERSIZED TANDEM GARAGE

With double timber doors having the benefit of both power and light connected, walk through the rear of the garage into the connected block built garden workshop also with the benefit of power, light and water connected.

CARPORT

Comprises of Resin flooring, Upvc panelled roof, step up to front door with courtesy coach lights and a further pedestrian access door leads into

SOLID FUEL STORE/BOILER ROOM

Provides housing for solid fuel and boiler.

FRONT

A dwarf brick wall with conifer screening hedge leads to substantial and mature lawned garden with raised stoned wall borders leading to additional block paved and substantial south facing patio area with further dwarf brick wall.

SIDE

Further mature lawned garden with conifer hedging and dwarf stone dividing wall and paved walk way leading to

REAR

Further mature lawned garden area, conifer hedging, good quality timber perimeter fencing incorporating concrete posts and gravel boards, outside security light, concrete patio area, strip paved walk way leads to rear door, outside cold water supply and security light, personal access door into the rear of the garden workshop, secure timber storage shed and to the rear, is a usable vegetable garden.

TENURE

The vendor has advised us that the property for sale is Freehold, obviously this should be checked with your legal advisor prior to commitment to purchase.

HEATING & APPLIANCES

The Heating and Appliances have not been tested by Housesetc.

We would recommend that all the information that we provide regarding this property is verified by yourself. We do not inspect deeds and therefore any references to right of way etc need to be confirmed.

LOCATION

Leaving Selby town centre follow the A19 West down Leeds Road, once over the level crossing take the first left onto Fox Lane the property is about half way down on the left hand side and can be identified by our Housesetc for sale board.

AGENTS NOTE An employee of Housesetc is connected through an associate to the sale of this property.

Council Tax: E



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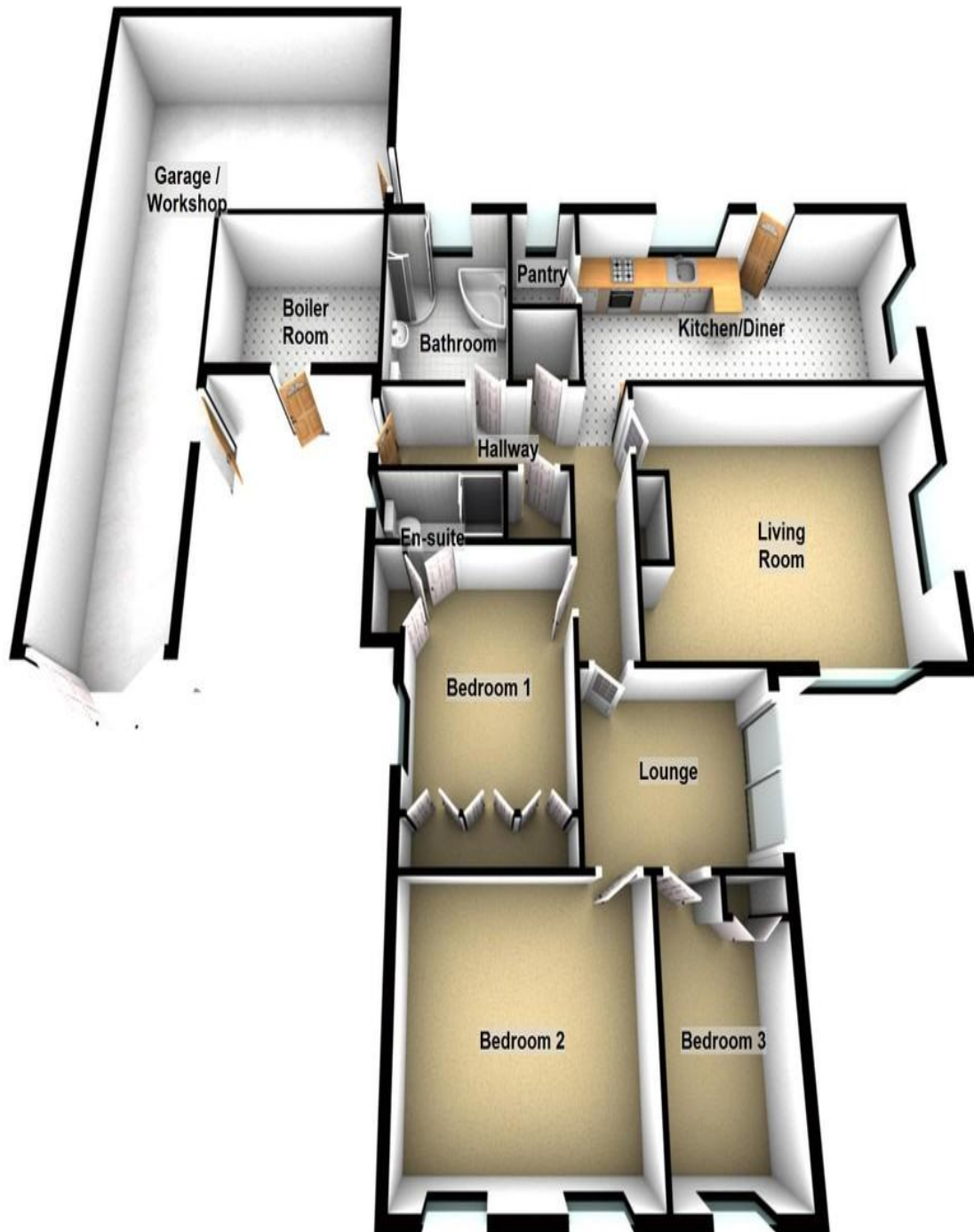


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Ground Floor

Approx. 160.2 sq. metres (1724.2 sq. feet)



Total area: approx. 160.2 sq. metres (1724.2 sq. feet)

All floorplans and measurements are provided for information purposes only. Plans should not be scaled from or used as reference.
Plan produced using PlanUp.

