

# linkagency



9, Barley Close, Thorpe Willoughby, YO8 9UA  
£239,995



- Three bedroom
- Corner plot
- Ground floor W.C
- Viewing recommended

- Semi detached
- Ensuite to master
- Double parking



# Description

Welcome to Barley Close, Thorpe Willoughby - a charming location for this modern semi-detached house built in 2018. This delightful property boasts a spacious 850 sq ft of living space, perfect for comfortable living.

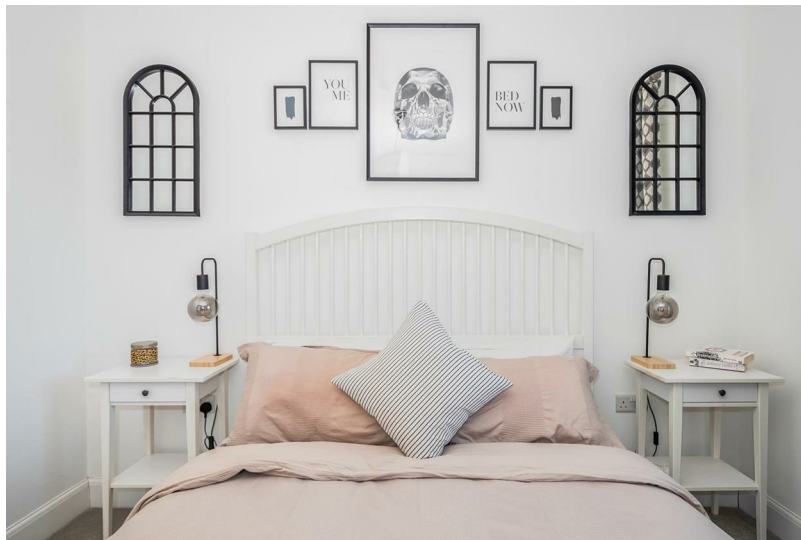
Upon entering, you are greeted by a welcoming hallway, leading into the living room with double fronted windows giving ample of natural light. The kitchen is modern with plenty of room for a dining table, there is a also a downstairs W.C.

The property features three cosy bedrooms, two of which are doubles.

One of the highlights of this lovely home is the en-suite bathroom attached to the master bedroom.

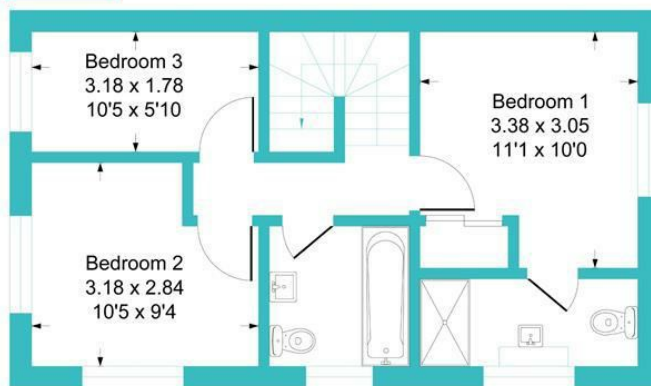
For those who value convenience, the double parking space is a fantastic feature, ensuring you never have to worry about finding a parking spot . The corner plot location adds a sense of privacy and extra outdoor garden space.

Don't miss out on the opportunity to make this new build property your own. With its modern amenities, convenient layout, and desirable location, this house is ready to become a warm and welcoming home for its new owners.

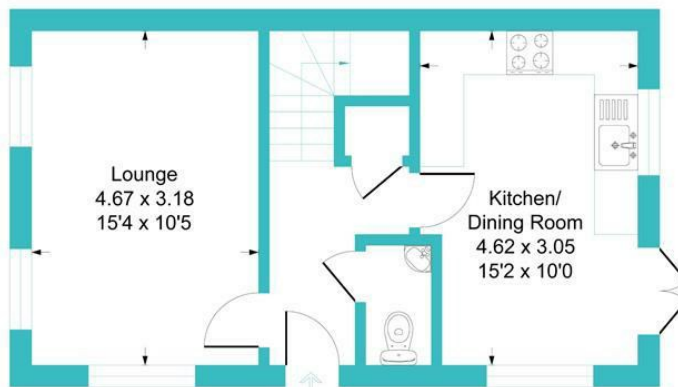


Approximate Gross Internal Floor Area = 79.2 sq m / 853 sq ft

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First Floor





Ground Floor

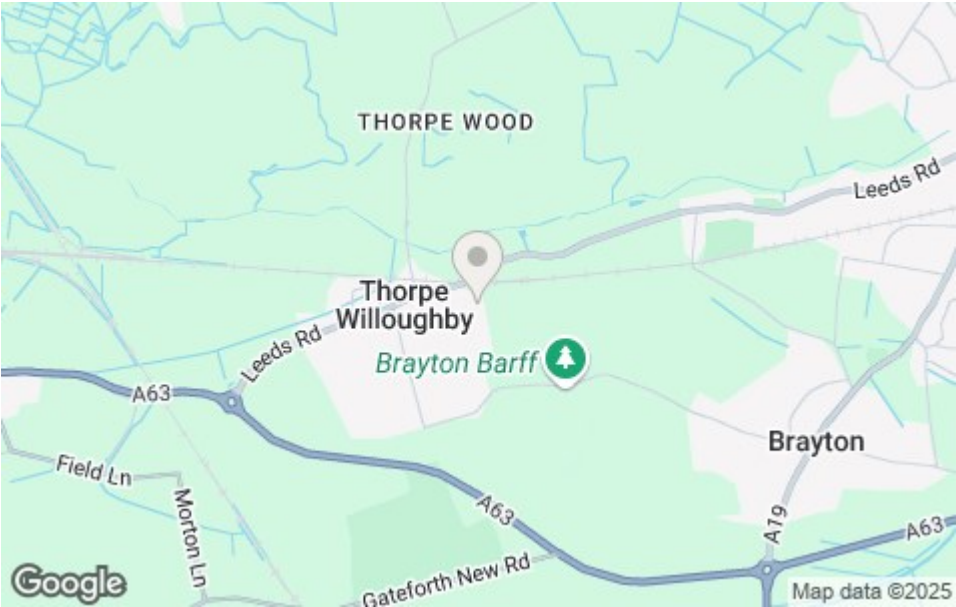
Illustration for identification purposes only, measurements are approximate, not to scale.

Council Tax Band: C

Tenure: Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	



Viewing  
Please contact our office on 01405 768401 to arrange an appointment.

or email: [enquiries@linkagency.co.uk](mailto:enquiries@linkagency.co.uk)

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