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40 Field Avenue, Thorpe Willoughby, Selby, YO8 9PS
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Asking Price £280,000

DESCRIPTION
NO ONWARD CHAIN

Hunters (Selby) are delighted to offer for sale this three bedroom detached house situated within the popular village of Thorpe Willoughby. The property benefits from a gas central heating system, UPVC double glazing and has undergone a number of recent improvements, including a full rewire with paperwork confirming the work carried out and replacement windows and French doors by Selby Glass. The property briefly comprises an entrance hall, lounge, newly fitted open plan kitchen/dining room and downstairs W.C. To the first floor there are three bedrooms and a newly fitted family bathroom. The kitchen has been newly fitted and includes an integrated fridge, freezer, dishwasher and washing machine, along with an induction hob, oven and microwave. The kitchen and hallway benefit from new flooring, with new carpets fitted to the living room, stairs, landing and all three bedrooms. The property also benefits from a new downstairs bathroom, providing additional facilities, while the first floor bathroom has been refitted with a new bath, shower and wash basin, together with tiled flooring. A new boiler has been installed within the property, having previously been located externally, with a HALO heating control system providing timer and app functionality. Outside, the front garden is laid to lawn and there is a detached garage with parking. To the rear is a low-maintenance garden with patio area and perimeter fencing, with the garden border having been replaced with Belgian Laurel hedging. With the range of improvements carried out, this property is well worth viewing to appreciate the accommodation and features on offer. Call Hunters (Selby), seven days a week, to book a viewing.

LOCATION
Thorpe Willoughby is a popular village which lies to the west of Selby. The village hosts a range of amenities including a primary school, public house, village shop, doctors surgery and easy access to road networks and commuter routes, including A19, M62 and A63. York approximately thirteen miles, approximately fifteen miles east of Leeds and Selby approximately two miles.

DIRECTIONS
From Selby take the A1238 Leeds Road in the direction of Leeds. Continue along this road until reaching the village of Thorpe Willoughby, take the left hand turn onto Fox Lane and then right onto Field Lane where the property is situated on the right hand side.

Material Information - Selby
Tenure Type; Freehold
Council Tax Banding; C
EPC Rating : C

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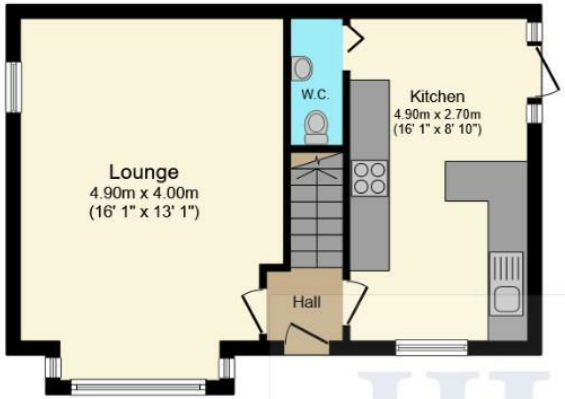
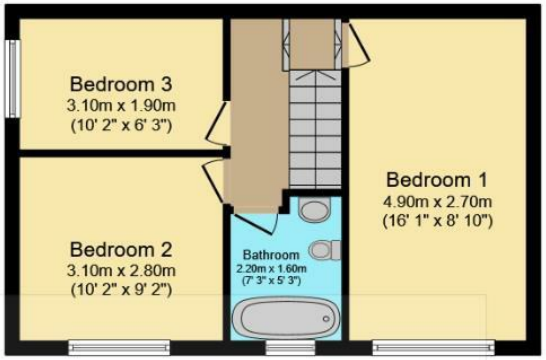
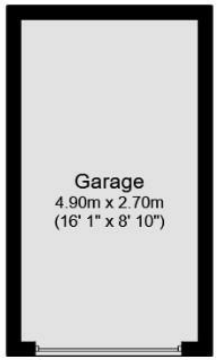


Ground Floor



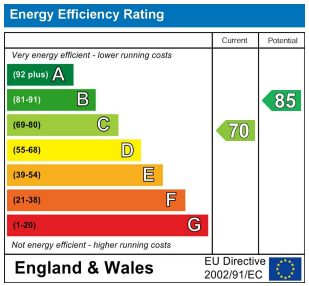
First Floor

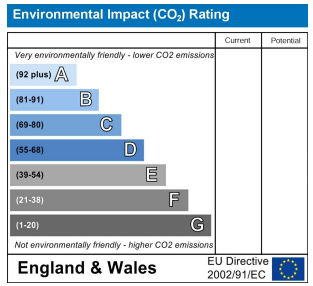


Garage

Total floor area: 90.1 sq.m. (970 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io





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