



1 Fir Tree Close

Thorpe Willoughby
YO8 9PF

Offers Over £175,000

3 Bed Semi-Detached House



- SEMI DETACHED DORMER BUNGALOW
- THREE BEDROOMS
- CORNER PLOT
- TWO RECEPTION ROOMS
- KITCHEN AND UTILITY
- GAS CENTRAL HEATING WITH COMBI BOILER
- IN NEED OF MODERNISATION
- POPULAR VILLAGE LOCATION
- NO ONWARD CHAIN

 **Elmhirst Parker**
SOLICITORS & ESTATE AGENTS



Property Summary

A semi-detached dormer bungalow in a popular village location offering flexible accommodation. Although in need of modernisation the property offers the perfect opportunity to create a home with your own personal stamp on it. Briefly comprising, living room, kitchen, dining room which could be used as bedroom 4, utility, downstairs cloakroom, 3 bedrooms and bathroom. Outside are gardens and a single garage. The property is offered with no onward chain.

Side timber glazed entrance door leading into:-

Entrance Porch:

With double timber glazed doors into:-

Entrance Hall:

With stairs off to the first floor and a central heating radiator.

Living Room:

4.50m x 3.26m (14'9" x 10'8")

Having a feature marble effect fireplace and hearth housing a living flame gas fire. Window to the front elevation and a central heating radiator.

Kitchen:

3.33m x 3.27m (10'11" x 10'9")

Having a range of maple style base and wall units. Contrasting marble style work surfaces incorporating a stainless steel single drainer sink unit with mixer tap over. Electric cooker point. Cupboard housing the central heating boiler. Windows to the front and side elevations. Central heating radiator.

Dining Room:

3.86m x 3.27m (12'8" x 10'9")

Having a feature stone fireplace. Window to rear with central heating radiator beneath. Under stairs storage cupboard.

Utility:

1.80m x 1.96m max (5'11" x 6'5" max)

Having plumbing for automatic washing machine. Window to the side

elevation

Cloakroom :

1.56m x 0.78m (5'1" x 2'7")

Having a wc and wash hand basin. Window to the side elevation.

FIRST FLOOR

Landing:

Open landing with rooms off

Bedroom 1:

3.38m x 3.30m (11'1" x 10'10")

Having a window to the front elevation. Central heating radiator.

Bedroom 2:

3.65m x 2.25m (11'12" x 7'5")

Having a window to rear elevation. Central heating radiator.

Bedroom 3:

4.27m x 2.37m (14'0" x 7'9")

Having over stairs storage and additional under eaves storage cupboard. Window to the side elevation and a central heating radiator.

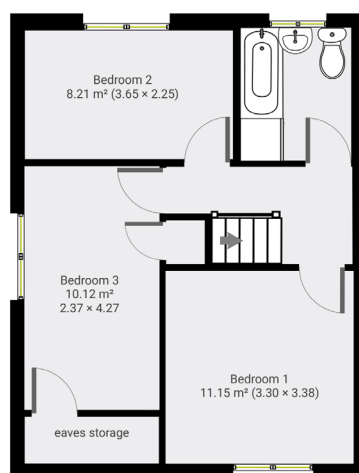
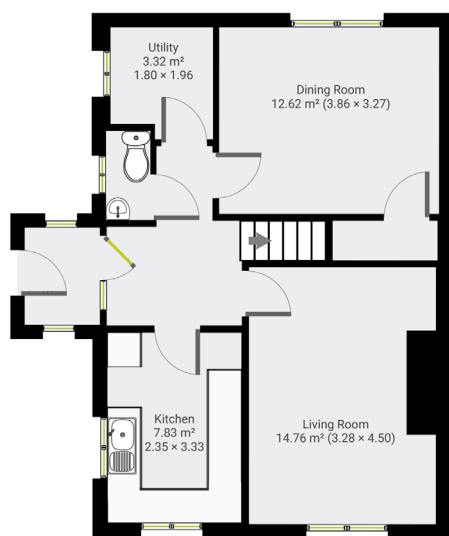
Bathroom:

2.23m x 1.95m (7'4" x 6'5")

Being fully tiled and having a white suite comprising panelled 'P' shaped bath with electric shower over, pedestal wash basin and dual flush wc. Fitted storage cupboard. Window to the rear elevation and a central heating radiator.

Outside:

There are lawned areas to the front and side with mature shrubs and bounded by hedging. A side driveway leads to the garage which has an up and over door and personal door to the side. A brick archway leads into the concrete patio area which has a brick built BBQ and a raised planter.



90 SQ.M (968 Sq ft.)
Approximate Total Floor Area

All measurements have been taken using laser distance metre or sonic tape measure and therefore may be subject to a small margin of error. Whilst we endeavour to make our sales details accurate and reliable. If there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if travelling some distance.

Energy Efficiency Rating			Environmental Impact Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO2 emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO2 emissions		
UK	EU Directive 2002/91/EC		UK	EU Directive 2002/91/EC	

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