



£260,000

3 Bedroom Semi-Detached Bungalow for sale
29 DANE AVENUE, THORPE WILLOUGHBY, SELBY





Overview

Three-bedroom bungalow in the peaceful Selby suburb of Thorpe Willoughby. Impeccable decor throughout and sold with NO ONWARD CHAIN. Large kitchen, recently renovated bathroom and garage with off-street parking. Close to local amenities and bus routes.



Key Features

- NO ONWARD CHAIN
- Three Bedrooms
- Impeccable Decor Throughout
- Standalone Garage
- Low-Maintenance, South-Facing Garden
- Large Kitchen
- Off-Street Parking
- Bathroom With Bath & Standalone Adapted Shower
- Close To Local Bus Routes
- Council Tax Band B





This wonderful bungalow is the perfect choice for anyone looking for single-storey living without the hassle of renovation needed. This impeccably decorated bungalow benefits from a large living space throughout and can be enjoyed in excellent condition from day one.

Having been incredibly well-maintained over the years, most viewers will enter into the spacious kitchen, finished in a modern style with various integrated appliances and with an abundance of natural light from the south-facing garden. With plenty of storage and preparation space, this kitchen is as stylish as it is practical.

Heading through the house, you will find yourself in a spacious hallway that really gives this property a huge sense of space. The generously sized lounge makes for a relaxing space to enjoy a sense of peace and quiet or entertain family. Large windows looking out onto the front garden really add to the sense of tranquillity in this room.



The bathroom boasts tiled walls and an easy-to-enter, low-profile bath as well as a standalone shower unit, adapted with a foldable seat.

The three bedrooms offer plenty of scope for families of all sizes. The two larger rooms are sizeable doubles, with one bedroom equipped with a large fitted wardrobe.

The house boasts uPVC double glazing throughout and gas-powered central heating fed by a recently installed combi-boiler.

Heading outside, both the front and rear gardens are designed to be low-maintenance. The south-facing rear garden offers privacy and security and has been specifically landscaped to ensure sunny days can be spent enjoying it rather than spending time maintaining it. However, for those of a green-fingered persuasion, conversion to a style that suits your hobby would be easy.

The house benefits from off-street parking for at least 2 vehicles on a fully block-paved driveway as well as a sizeable, recently refurbished with a recently installed roof, windows and trusses that would allow easy alternative use as a potting shed or even a home gym for light exercise.

Thorpe Willoughby itself offers a wonderful base for families of all ages. The bungalow is just a few minutes' walk from a bus stop that serves Selby town centre. Amenities within easy reach include several convenience stores, a pharmacy, a wonderful pub, a fish and chip shop and a fabulous deli. You also find yourself a short walk from Brayton Barff for those looking to stay active with local walking routes.

Thorpe Willoughby is also perfectly situated for easy commuting. Sitting right on the A19, Selby is a short distance away, and York is within easy reach for work and enjoying the benefits of the historic city. The M62 and A1 are within easy reach, offering convenient long-distance commuting access if required to Leeds, Hull, Doncaster and beyond. Those commuting or travelling by train are handily served by Selby station with direct trains to multiple major cities, including London and Manchester.

MATERIAL INFORMATION

Tenure: Freehold

Service Charges Applicable: INSERT TEXT

Ground Rent Charges Applicable: INSERT TEXT

Council: North Yorkshire

Council Tax Band: B

Parking: Garage & Off-Street

Flood Risk - Rivers & Seas: Very Low

Flood Risk - Surface Water: Very Low

Conservation Area: /No

Mobile Phone Coverage (Estimated):

EE: Outstanding Coverage

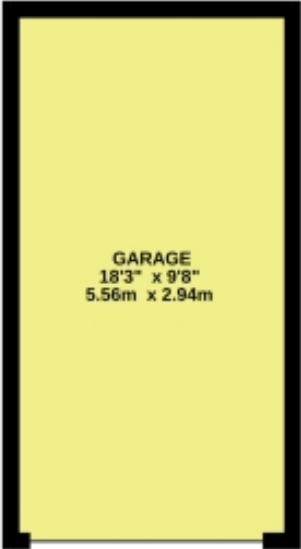
Vodafone: OK Coverage

O2: OK Coverage

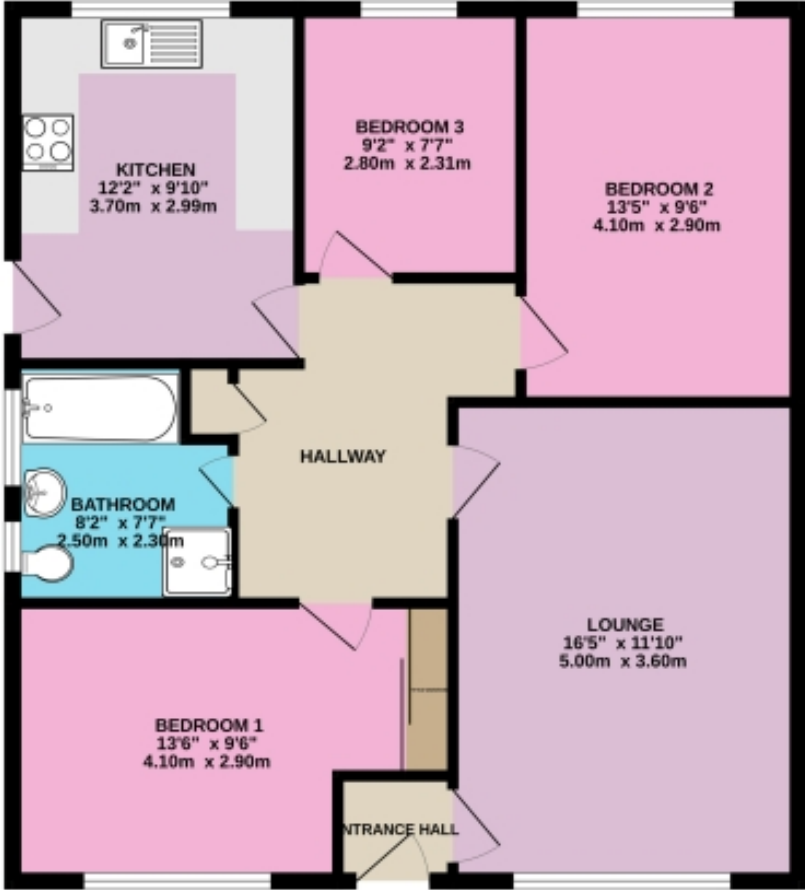
Three: OK Coverage

Floorplans

GARAGE
176 sq.ft. (16.4 sq.m.) approx.



GROUND FLOOR
825 sq.ft. (76.6 sq.m.) approx.



TOTAL FLOOR AREA: 1001 sq.ft. (93.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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