



**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE

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# The Brambles, Thorpe Willoughby, Selby

Offers Over £260,000



UNEXPECTEDLY RE MARKETED. Hunters (Selby) are delighted to offer for sale this well presented two bedroom detached bungalow situated within the popular village of Thorpe Willoughby within a cul-de-sac location. The property benefits from a gas central heating system AND UPVC double glazing. The accommodation briefly comprises an entrance hall, living room, kitchen/ dining room, bathroom, two bedrooms and a conservatory. To the front of the property there is a garden laid to lawn along with a driveway that leads to the garage. To the rear of the property is a further garden laid to lawn with a patio area and decking area. Viewing comes highly recommended. 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 The Brambles where the property can be identified.

## Material Information - Selby

Tenure Type; Freehold

Council Tax Banding; C

EPC Rating : D

The Property has solar panels. Please ask the office for further details.



## KEY FEATURES

- DETACHED BUNGALOW
  - TWO BEDROOMS
  - UPVC DOUBLE GLAZING
- GAS CENTRAL HEATING SYSTEM
  - KITCHEN/DINING ROOM
    - GARAGE
    - DRIVEWAY
- VIEWING HIGHLY RECOMMENDED
  - VILLAGE LOCATION
  - EPC RATING : D



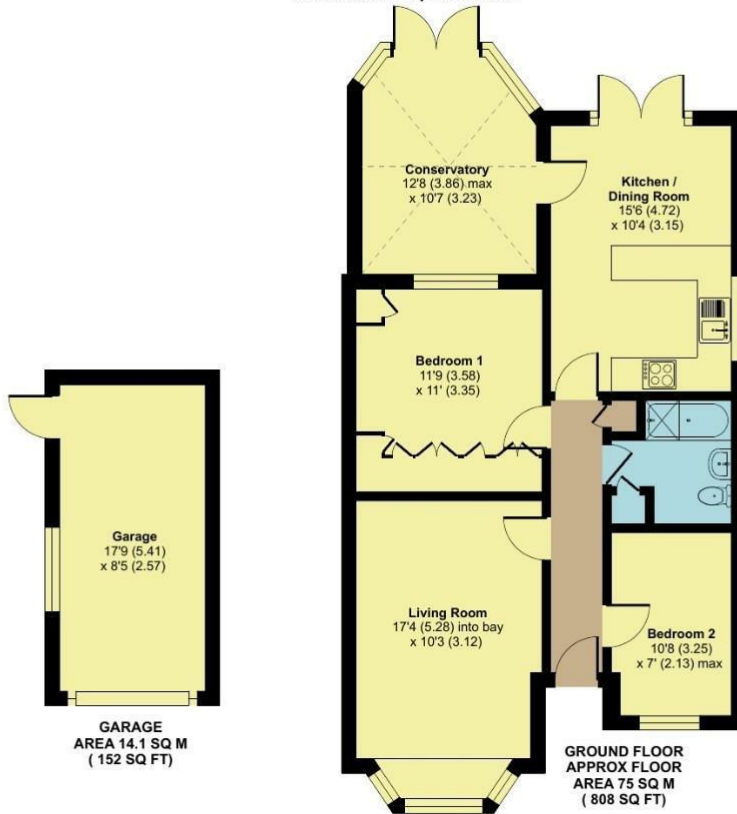




# The Brambles, Thorpe Willoughby, Selby, YO8

Approximate Area = 808 sq ft / 75 sq m  
 Garage = 152 sq ft / 14.1 sq m  
 Total = 960 sq ft / 89.1 sq m

For identification only - Not to scale

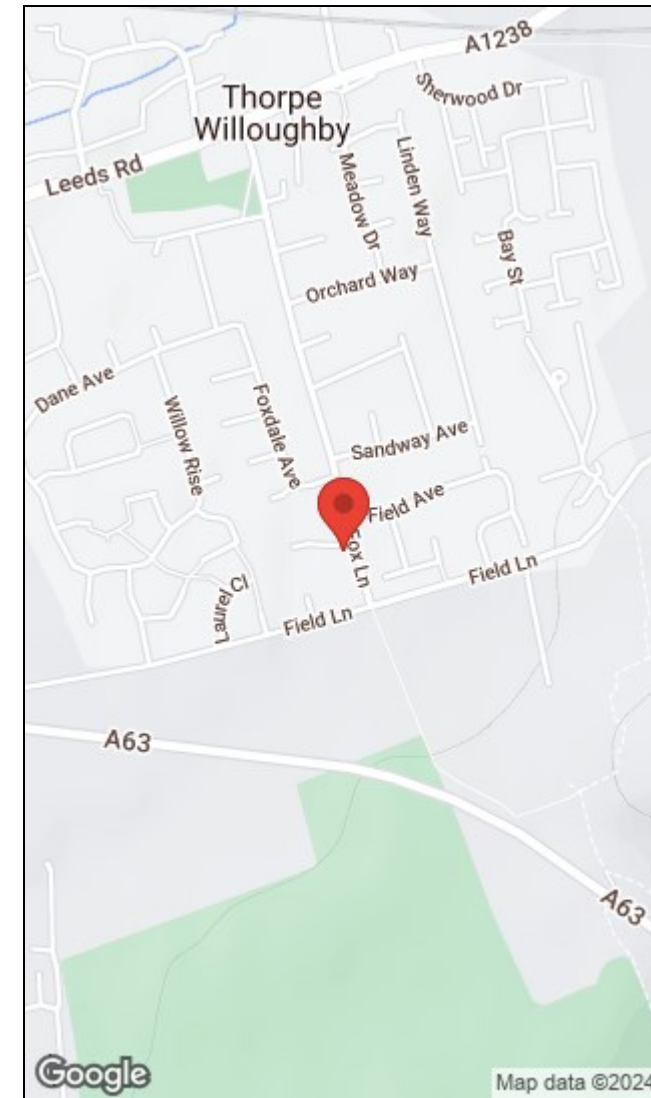


**GARAGE**  
 AREA 14.1 SQ M  
 ( 152 SQ FT)

**GROUND FLOOR**  
 APPROX FLOOR  
 AREA 75 SQ M  
 ( 808 SQ FT)



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Hunters Property Group. REF: 1050610



Energy Efficiency Rating	
Current	Potential
	<b>85</b>
<b>65</b>	
<small>Very energy efficient - lower running costs</small> (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> <small>Not energy efficient - higher running costs</small>	
EU Directive 2002/91/EC	

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

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