



HUNTERS[®]

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Orchard Way, Thorpe Willoughby, Selby

Asking Price £270,000



DESCRIPTION

Hunters (Selby) are delighted to offer for sale this well presented three bedroom detached bungalow situated within the popular village of Thorpe Willoughby. This spacious, well proportioned bungalow benefits from a gas central heating system, UPVC double glazing and briefly comprises kitchen, lounge, bathroom and three bedrooms. To the front is a landscape garden with lawn, gravel path and shrub borders. A driveway leads down the side of the property to the garage with ample off road parking. To the rear is a garden laid predominately to lawn with patio area and shrubs. Viewing recommended comes highly recommended to appreciate the accommodation 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 left again onto Orchard Way, where the property is identified on the right hand side.

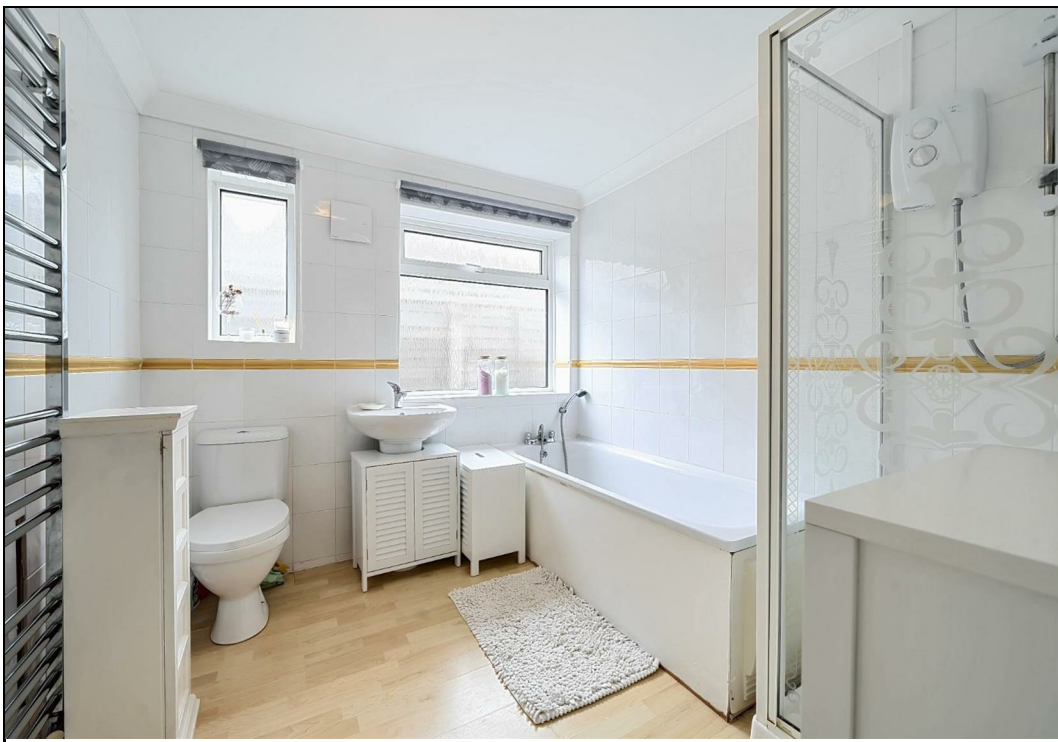
Material Information - Selby
Tenure Type; Freehold
Council Tax Banding; C
EPC Rating : D

KEY FEATURES

- DETACHED BUNGALOW
 - THREE BEDROOMS
- GAS CENTAL HEATING SYSTEM
 - UPVC DOUBLE GLAZING
 - GARDEN
 - GARAGE
 - DRIVEWAY
- VIEWING COMES HIGHLY RECOMMENDED
- VILLAGE LOCATION
 - EPC RATING : D

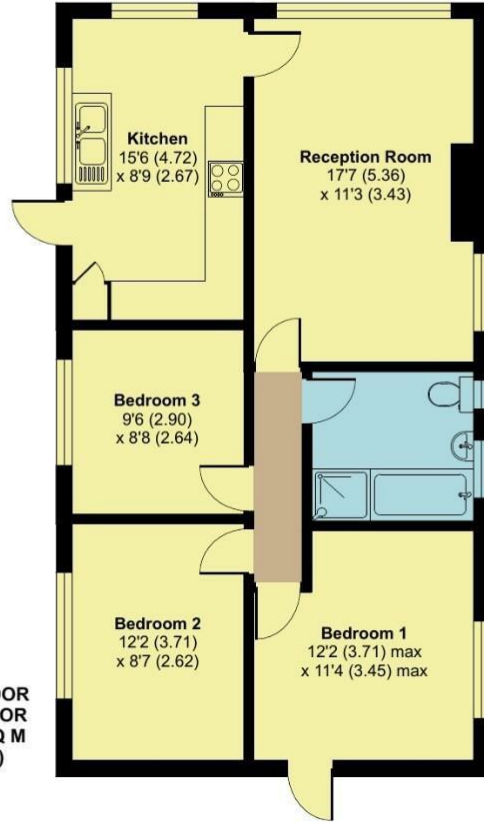






Orchard Way, YO8

Approximate Area = 789 sq ft / 73.2 sq m
For identification only - Not to scale



GROUND FLOOR
APPROX FLOOR
AREA 73.2 SQ M
(789 SQ FT)

RICS Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hunters Property Group. REF: 1111755



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) 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 CO ₂ emissions	
	82		
	61		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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