



HUNTERS
FOR SALE

HUNTERS[®]
HERE TO GET *you* THERE

3 | | C

A set of white icons representing property features: a bed icon, the number '3', a bathtub icon, a sofa icon, and a list icon.

Orchard Way, Thorpe Willoughby, Selby

Asking Price £215,000



DESCRIPTION

Hunters (Selby) are delighted to offer for sale this three bedroom semi 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 an entrance hall, kitchen, utility room, lounge, bathroom, three bedrooms and a loft. To the front of the property there is a driveway leading to the garage (49'7 x 9'2) along with a gravelled area, shrub borders and railings around the perimeter. To the rear of the property there is a patio area along with a garden laid predominately to lawn, shrub borders and fencing around the perimeter. 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 by our Hunters for sale board.

Material Information - Selby

Tenure Type; Freehold

Council Tax Banding; B

EPC Rating : C

KEY FEATURES

- SEMI DETACHED BUNGALOW
 - NO ONWARD CHAIN
 - UPVC DOUBLE GLAZING
- GAS CENTRAL HEATING SYSTEM
- IN NEED OF MODERNISATION
 - GARAGE (49'7 x 9'2)
 - GARDEN
 - VILLAGE LOCATION
- VIEWING COMES HIGHLY RECOMMENDED
 - EPC RATING : C

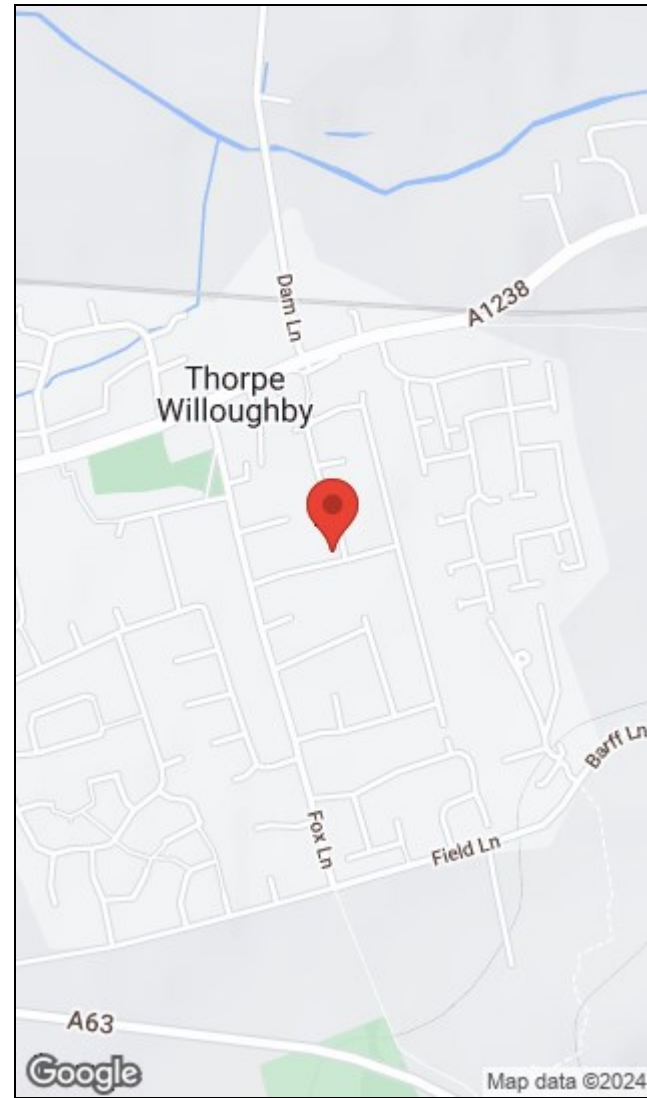






Orchard Way, Thorpe Willoughby, Selby, YO8

Approximate Area = 1156 sq ft / 107.3 sq m
 Limited Use Area(s) = 138 sq ft / 12.9 sq m
 Garagr = 427 sq ft / 39.6 sq m
 Total = 1721 sq ft / 159.8 sq m
 For identification only - Not to scale



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: 1136525

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	
	85		
	70		
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

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