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Beechfield Close, Thorpe Willoughby, Selby

Asking Price £170,000



DESCRIPTION

Hunters (Selby) are delighted to offer for sale this two bedroom semi detached bungalow situated within the popular village of Thorpe Willoughby. The bungalow benefits from a gas central heating system, UPVC double glazing and briefly comprises a kitchen, living room, bathroom, and two bedrooms. To the front of the property there is a driveway along with a garden laid to lawn and shrub borders. To the rear of the property there is a patio area along with a AstroTurf laid predominately to lawn, workshop, store 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 turning into Fox Lane, turn right onto Londesborough Grove, then left onto Foxdale Avenue, right onto Dane Avenue and then left onto Beechfield Close where the property can be identified by our Hunters For Sale Board.

Material Information - Selby

Tenure Type; Freehold

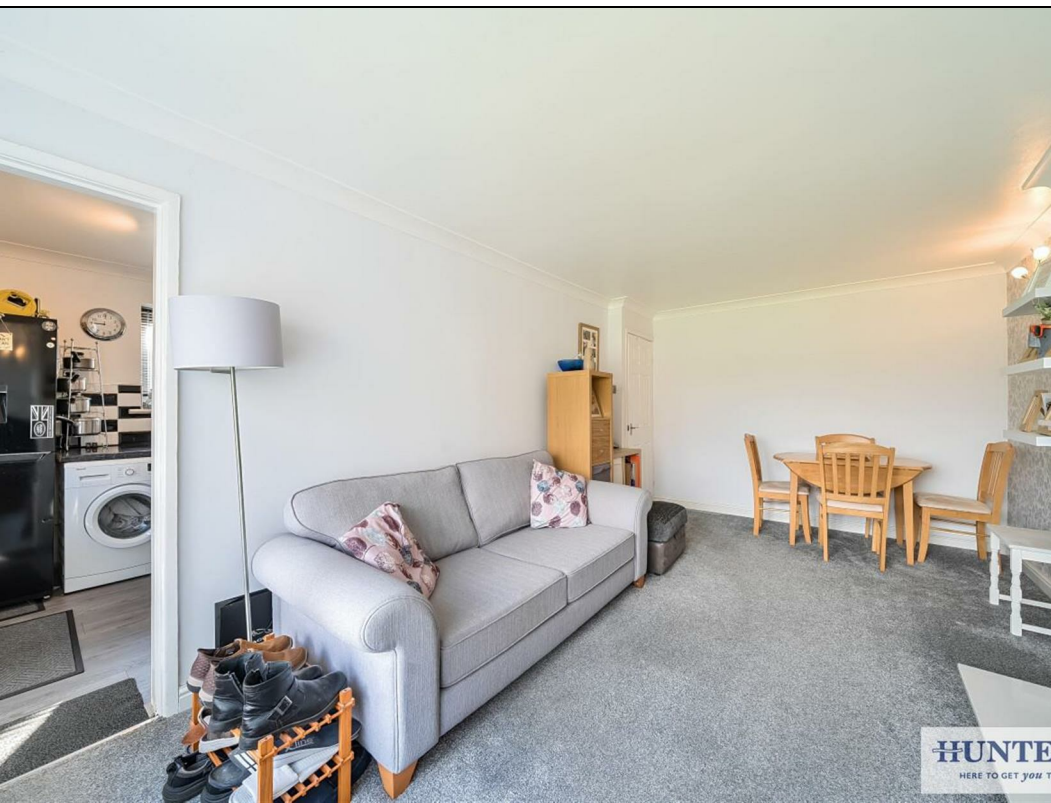
Council Tax Banding; A

EPC Rating : C

KEY FEATURES

- SEMI DETACHED HOUSE
 - TWO BEDROOMS
- GAS CENTRAL HEATING SYTEM
- UPVC DOUBLE GLAZING
 - GARDEN
 - DRIVEWAY
- VILLAGE LOCATION
- VIEWING COMES HIGHLY RECOMMENDED
- EPC RATING : C





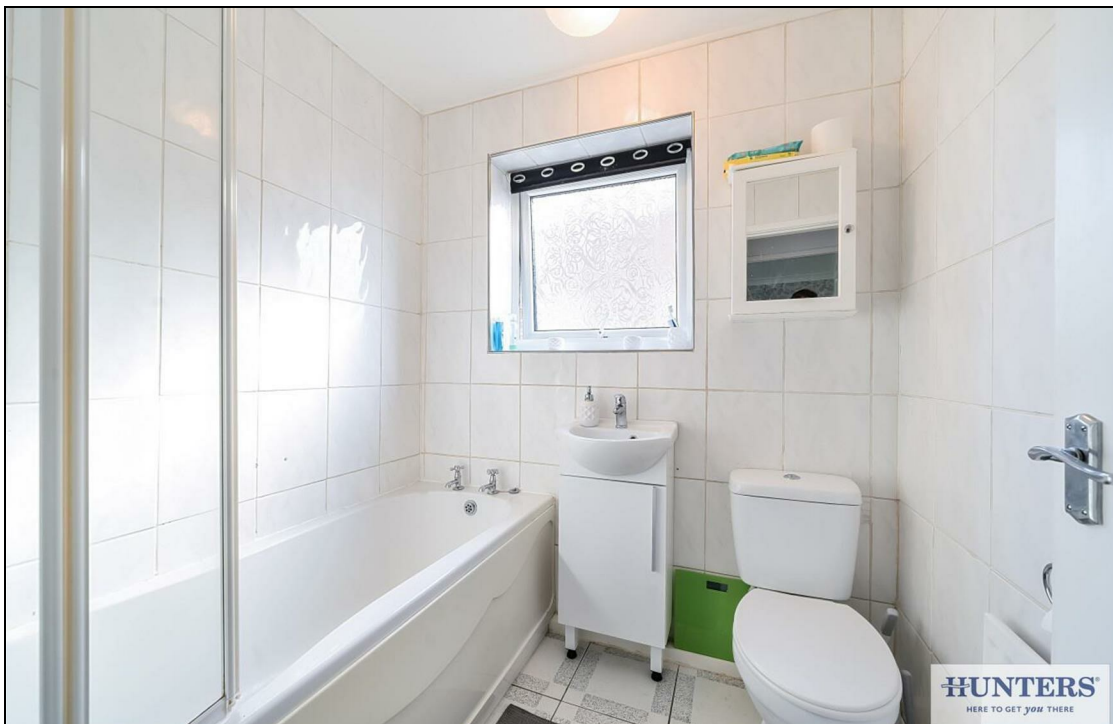
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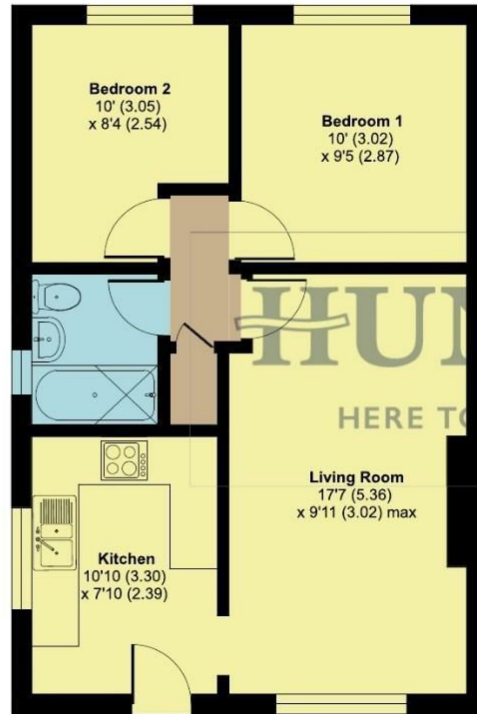
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Beechfield Close, Thorpe Willoughby, Selby, YO8

Approximate Area = 516 sq ft / 47.9 sq m
 Outbuilding = 149 sq ft / 13.8 sq m
 Total = 665 sq ft / 61.7 sq m

For identification only - Not to scale



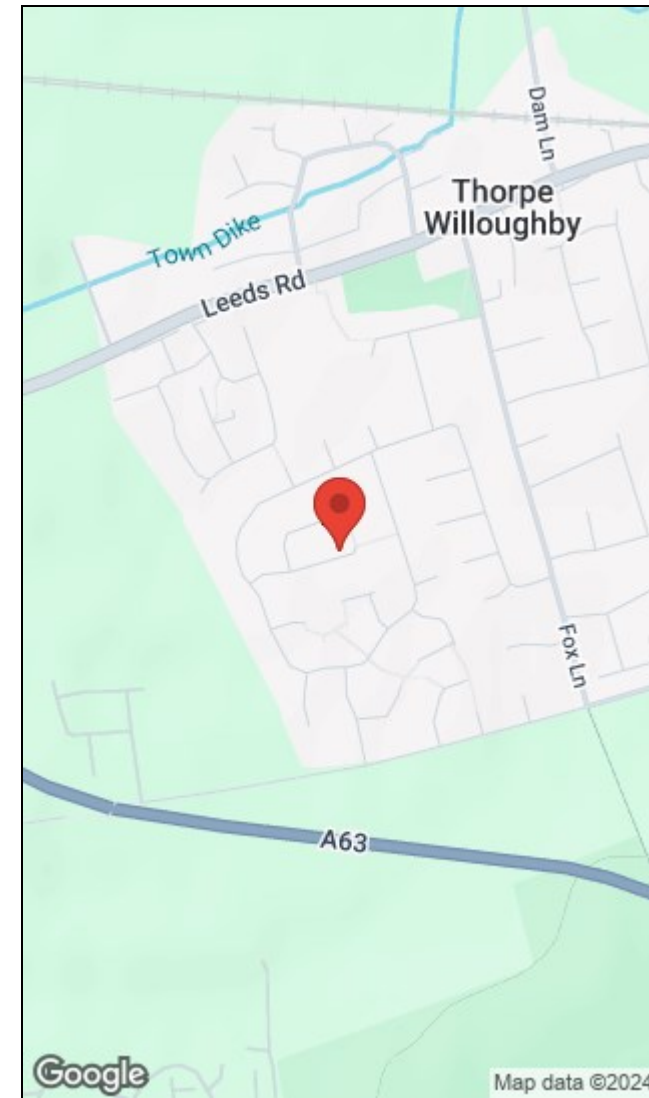
GROUND FLOOR
 APPROX FLOOR
 AREA 47.9 SQ M
 (516 SQ FT)



OUTBUILDING
 AREA 13.8 SQ M
 (149 SQ FT)



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: 1165579



Energy Efficiency Rating	
Current	Potential
	88
69	
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

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

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