



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

40 Willow Rise, Thorpe Willoughby, Selby, YO8 9PP

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# 40 Willow Rise, Thorpe Willoughby, Selby, YO8 9PP

## Asking Price £210,000

### DESCRIPTION

NO ONWARD CHAIN. 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 an entrance hall, kitchen, lounge, bathroom, two bedrooms and a conservatory. To the front of the property there is a driveway leading to a garage along with a graveled area. To the rear of the property there is a low maintenance garden with patio area, mature shrubs, shed 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 right onto Field Lane, continue and turn right onto Willow Rise 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

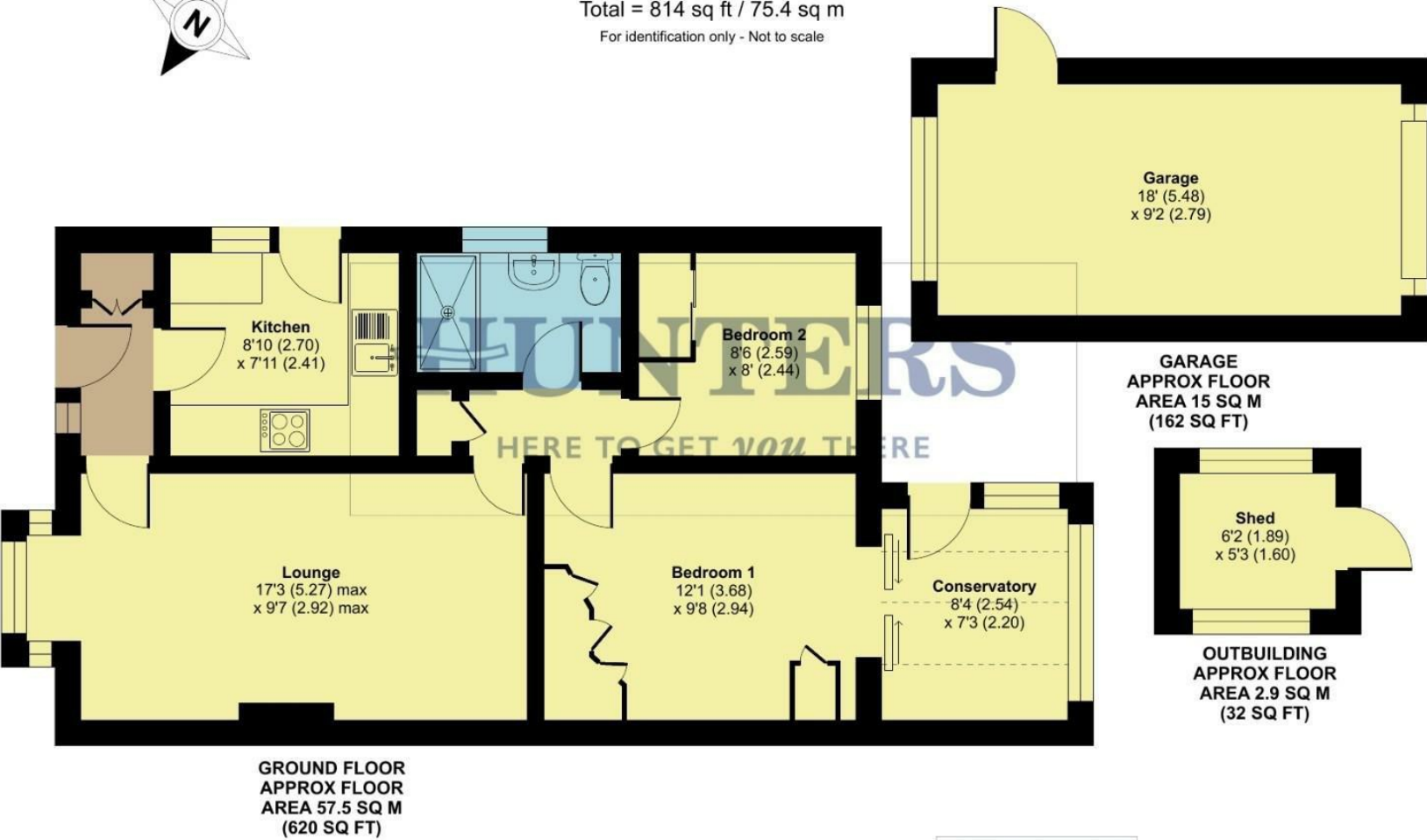
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Approximate Area = 620 sq ft / 57.5 sq m  
Garage = 162 sq ft / 15 sq m  
Outbuilding = 32 sq ft / 2.9 sq m  
Total = 814 sq ft / 75.4 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Hunters Property Group. REF: 1268616



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
	80	86
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		













