



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

7 Maple Close, Thorpe Willoughby, Selby, YO8 9PJ

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# 7 Maple Close, Thorpe Willoughby, Selby, YO8 9PJ

## Offers Over £260,000

### DESCRIPTION

NO ONWARD CHAIN. Situated on a generous sized plot. Hunters (Selby) are delighted to offer for sale this three bedroom detached bungalow situated within the popular village of Thorpe Willoughby with no onward chain. The property benefits from an oil central heating system, UPVC double glazing, and briefly comprises lounge, kitchen, three bedrooms, shower room and separate toilet. To the front of the property there is a driveway leading to a garage with store along with a garden laid to lawn. To the rear of the property there is a garden laid predominately to lawn with patio area and fencing around the perimeter. Viewing 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. Turn right onto Dane Avenue then turn right onto Maple Close where the property can be identified by our Hunters for sale board.

### Material Information - Selby

Tenure Type; Freehold

Council Tax Banding; C

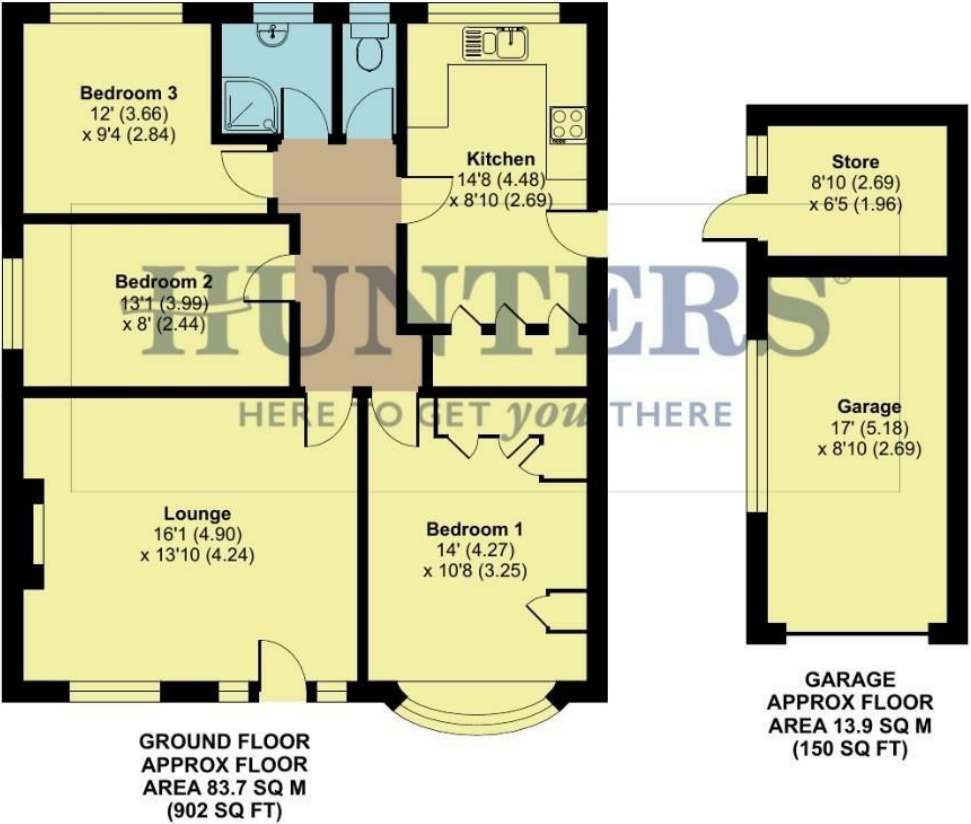
EPC Rating : D

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Approximate Area = 902 sq ft / 83.7 sq m  
Garage = 150 sq ft / 13.9 sq m  
Store = 56 sq ft / 5.2 sq m  
Total = 1108 sq ft / 102.8 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). Produced for Hunters Property Group. REF: 1289572.

