



HUNTERS[®]
HERE TO GET *you* THERE

38 Orchard Way, Thorpe Willoughby, Selby, YO8 9NE

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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 double bedrooms. To the front of the property there is a landscaped graveled area. A driveway leads down the side of the property to the garage with ample off road parking. To the rear of the property there is a low maintenance with shrub borders 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 hand turn onto Fox Lane and then left again onto Orchard Way, where the property is identified.

Material Information - Selby

Tenure Type; Freehold

Council Tax Banding; C

EPC Rating : C

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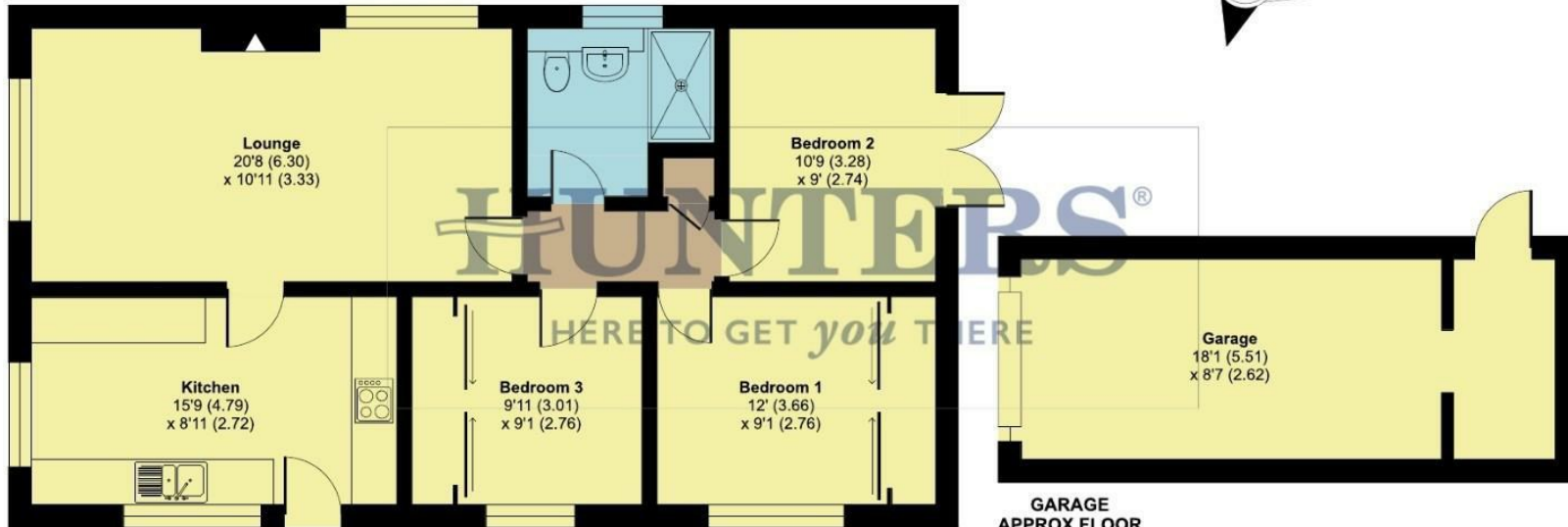
Orchard Way, Thorpe Willoughby, Selby, YO8

Approximate Area = 796 sq ft / 73.9 sq m

Garage= 197 sq ft / 18.3 sq m

Total = 993 sq ft / 92.2 sq m

For identification only - Not to scale



GROUND FLOOR
APPROX FLOOR
AREA 73.9 SQ M
(796 SQ FT)

GARAGE
APPROX FLOOR
AREA 18.3 SQ M
(197 SQ FT)



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © n°checon 2025. Produced for Hunters Property Group. REF: 1356735



Energy Efficiency Rating		
	Current	Potential
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		
	70	78
EU Directive 2002/91/EC		
England & Wales		

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		
EU Directive 2002/91/EC		
England & Wales		





