



HUNTERS[®]
HERE TO GET *you* THERE

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

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£950 Per Month

DESCRIPTION

Hunters (Selby) offer to let this newly refurbished well presented three bedroom semi detached house situated within the popular village of Thorpe Willoughby. The property benefits from a gas central heating system, UPVC double glazing and briefly comprises a entrance hall, lounge and kitchen to the ground floor. To the first floor there are three bedrooms and a family bathroom. To the front of the property there is driveway along with a garden laid to lawn. To the rear of the property there is a further garden laid to lawn, 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 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 a Hunters to let board.

Material Information - Selby

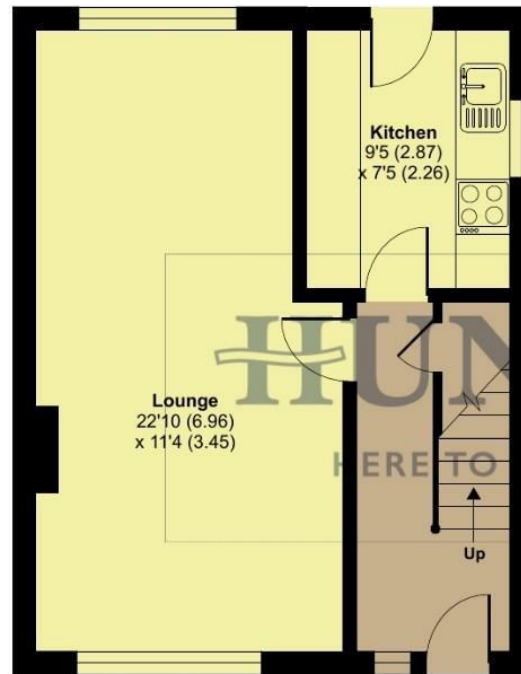
Tenure Type; Freehold
Council Tax Banding; B
EPC Rating : C

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Approximate Area = 800 sq ft / 74.3 sq m

For identification only - Not to scale



GROUND FLOOR
APPROX FLOOR
AREA 37.2 SQ M
(400 SQ FT)



FIRST FLOOR
APPROX FLOOR
AREA 37.2 SQ M
(400 SQ FT)



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: 1361688



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		
	73	79
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		



