



11 Sandway Drive

Thorpe Willoughby, Selby, YO8 9NF

Offers Over £249,950

Come and discover this bright and spacious detached bungalow, situated on this sought after street of similar style bungalows, with a central village location and convenient for all the excellent eclectic mix of village amenities, from the Doctors and Pharmacy to the 'corner shop' and chippy and just a short shuffle along to the glorious village pub The Fox - with its excellent reputation for good beer and food!

The versatile accommodation comprises three good sized bedrooms and bathroom; a large front aspect sitting room with brick-built fireplace – with large floor to ceiling windows, letting in an abundance of sunshine and light!

There is also a separate kitchen with side door to the rear garden, having paved patio entertaining area and the remainder being laid mostly to lawn, with mature boundary shrubs and plants, the gardens have clearly been lovingly maintained over the years by the current owners who purchased the property in 1973 only the second owners since its build in the late 60's.

Garden summer house and shed.

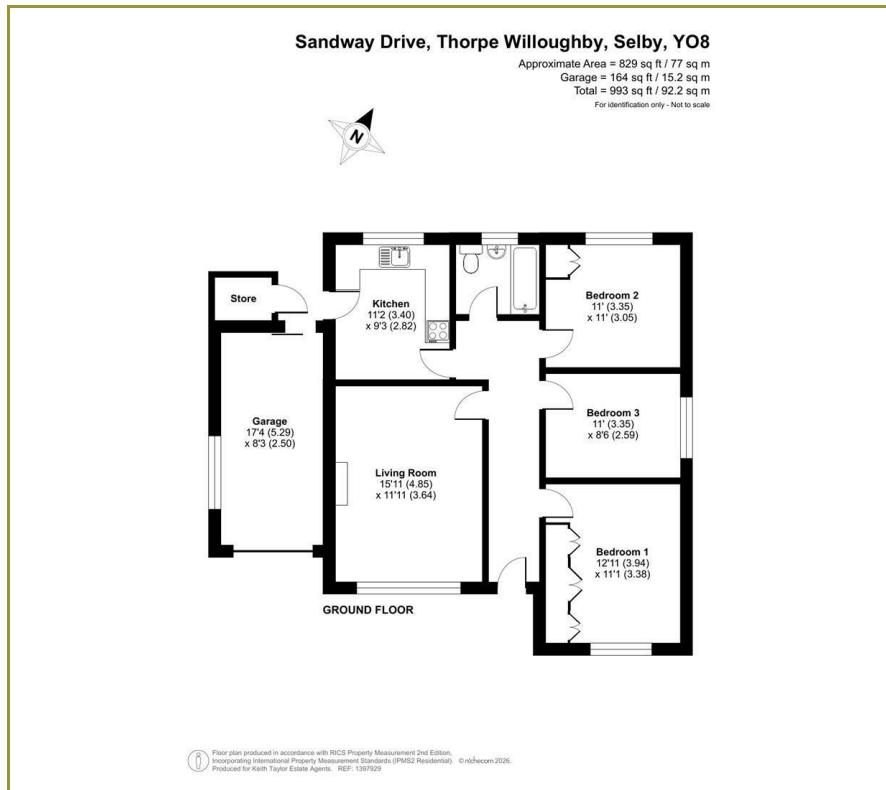
At the front is off road and driveway parking and leads to a single garage which has light, power and up and over door.

The property is dated and is crying out to be pushed in the year 2026 – it offers fabulous scope for extension, either up in to roof void space (which has excellent head height) or out to the side – the options are plentiful for those with a vision!

- ** CHAIN FREE **
- Detached Bungalow
- 3 Bedrooms
- Dated and ready for an update!
- Driveway Parking
- Top of the Range Worcester Bosch Combi Boiler - Fitted 2025
- Lovely Light Lounge
- Gardens to All Sides - with Summer House and Shed
- Single Garage
- A Superb Stamp of a Bungalow



Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	59	67
(38-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/81/EC	EU Directive 2002/81/EC

Very environmentally friendly - lower CO₂ emissions (92 plus) A
(81-91) B
(69-80) C
(55-68) D
(38-54) E
(21-38) F
(1-20) G
Not environmentally friendly - higher CO₂ emissions
England & Wales EU Directive 2002/81/EC



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