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HERE TO GET *you* THERE

74 Dane Avenue, Thorpe Willoughby, Selby, YO8 9NU

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Asking Price £250,000

DESCRIPTION

NO ONWARD CHAIN. Hunters are delighted to offer for sale this well presented three bedroom semi detached home situated within the popular village of Thorpe Willoughby. The property benefits from a gas central heating system and UPVC double glazing and briefly comprises an entrance hall, reception room and kitchen/dining room to the ground floor. To the first floor there are three bedrooms and a family bathroom. To the front of the property there is a driveway leading down the side of the house to a garage along with a garden laid to lawn. To the rear of the property there is a patio area along with a further garden laid to lawn 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, right onto Dane Avenue where the property can be identified.

Material Information - Selby

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

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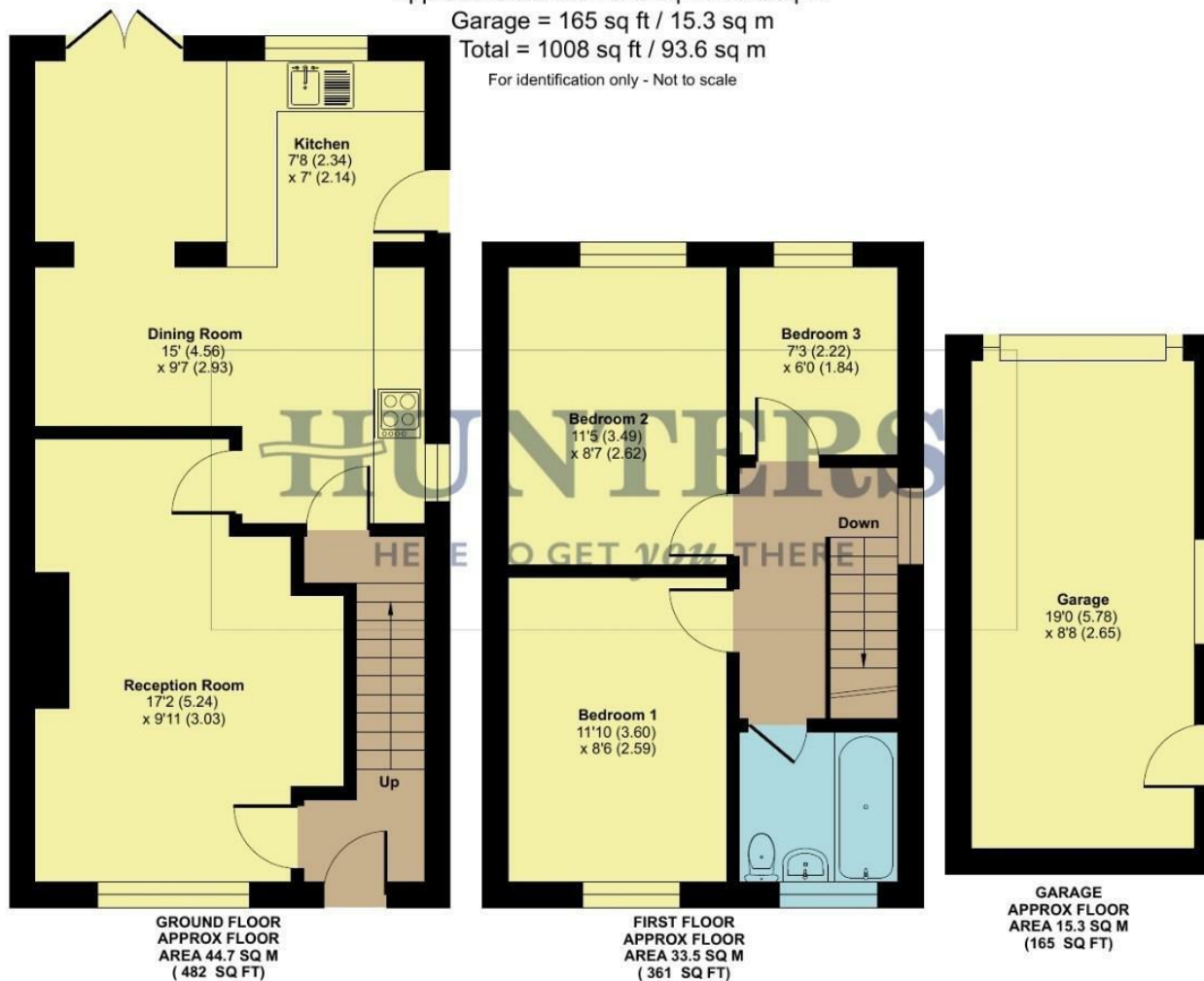
Dane Avenue, Thorpe Willoughby, Selby, YO8

Approximate Area = 843 sq ft / 78.3 sq m

Garage = 165 sq ft / 15.3 sq m

Total = 1008 sq ft / 93.6 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 2026. Produced for Hunters Property Group. REF: 1462946



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			
		61	76
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			
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