HUNTERS®

HERE TO GET *you* THERE



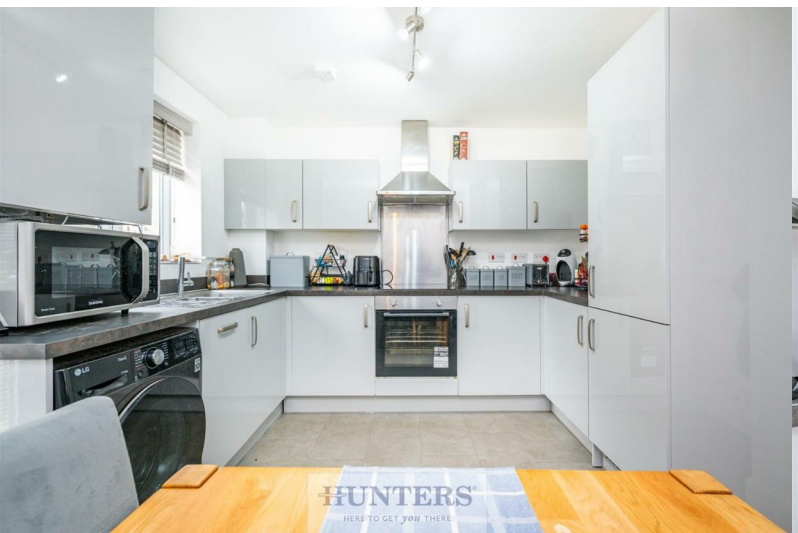

# Sherwood Drive

Thorpe Willoughby, Selby, YO8 9TN

Asking Price £235,000

3 2 1 B

Council Tax: B






# 48 Sherwood Drive

Thorpe Willoughby, Selby, YO8 9TN

## Asking Price £235,000










### DESCRIPTION

Hunters Selby, are delighted to offer to sale this three bedroom end of terrace home situated within the popular village of Thorpe Willoughby. The property benefits from a gas central heating system, UPVC double glazing and briefly comprises an entrance hall, lounge, downstairs cloakroom/w.c and kitchen/dining room, To the first floor there is two bedrooms and a bathroom. To the second floor there is bedroom one with ensuite bathroom. To the front of the property are two parking spaces. To the rear is a garden laid to lawn with patio area ideal for summer dining. Viewing comes highly recommended. 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 Sherwood Drive then continue right. Follow the road round and take the next left onto Sherwood Drive where the property can be identified by a Hunters for sale board.

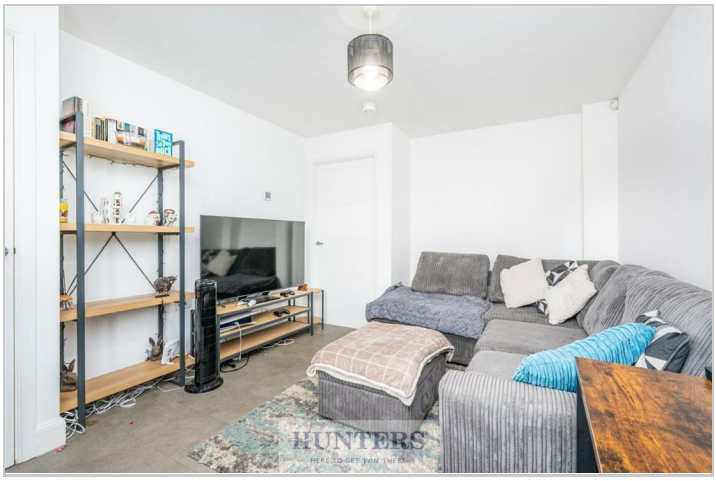
### Material Information - Selby

Tenure Type; Freehold

Council Tax Banding; B

EPC Rating : B

There is an annual service charge of £173.47 for maintenance of the communal areas.





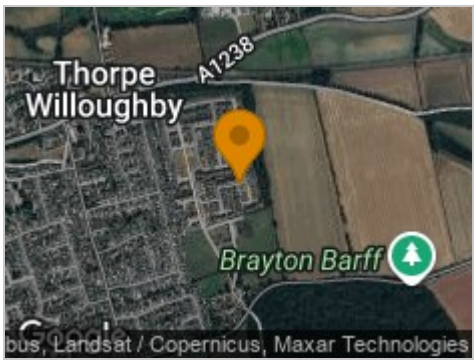




## Road Map




## Hybrid Map




## Terrain Map



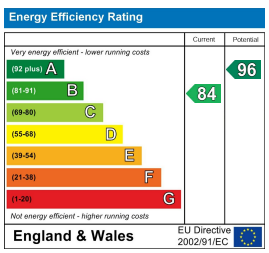

## Floor Plan

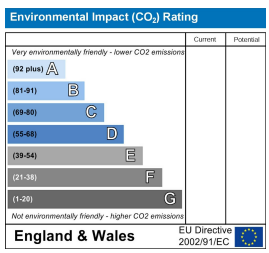



## Viewing

Please contact our Hunters Selby Office on 01757 210884 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph




These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.
**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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