

linkagency



The Brambles, Thorpe Willoughby, Selby, YO8, North Yorkshire, YO8 9LL

£995 PCM



# 15 The Brambles

YO8 9LL, Selby

- Detached two bedroom bungalow
- In the popular village of Thorpe Willoughby
- Pleasant cul-de-sac location
- Two reception rooms
- Detached brick garage
- Available immediately

New to the rental market is this two bedroom detached bungalow, nestled on a quiet cul-de-sac in the village of Thorpe Willoughby. The area is highly sought-after, and properties such as this rarely come to market. Thorpe Willoughby offers a range of local amenities including pubs, a pharmacy and convenience shops, while Selby town centre is just a short drive away.

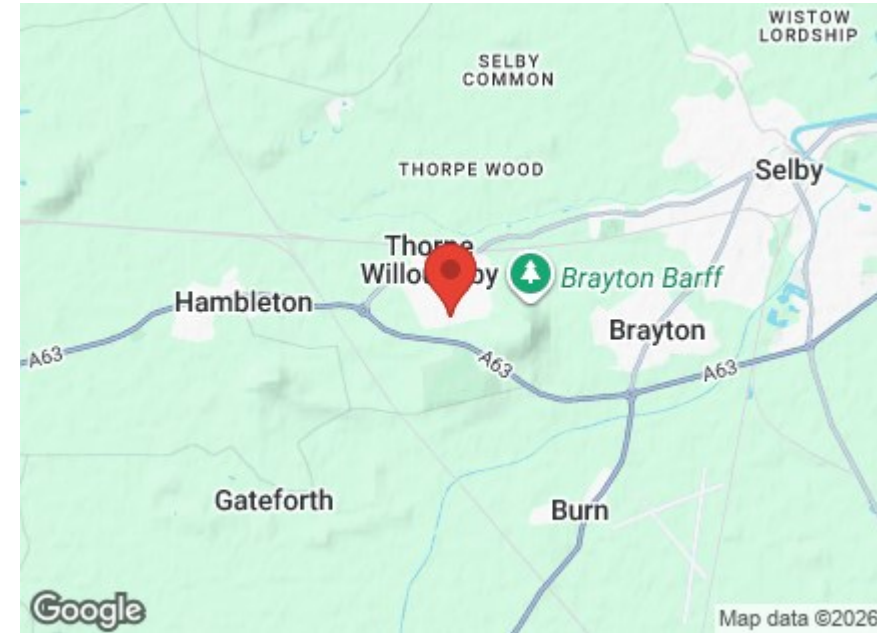
The property briefly comprises;

Entrance via the front door into the hallway, good size front lounge with bay window and gas fireplace, kitchen dining room with French doors to the rear. Integrated oven, gas hob and extractor hood included. Bathroom with WC, wash basin and vanity unit and shower enclosure. Two bedrooms, one to the front of the property and the second to the rear. Convenient sun room to the rear provides access to the garden via French doors.


To the rear is a low maintenance paved garden, lawned garden to front. Detached brick garage with front and side access, driveway parking.



## Location and EPC Graph



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



# Extra Info

Council tax band: C

To arrange a viewing please register your interest on our website via the tenancy application.

For additional information please contact our office on 01405 768401 or email: [enquiries@linkagency.co.uk](mailto:enquiries@linkagency.co.uk)



# Floorplan



Approximate Gross Internal Floor Area = 70.1 sq m / 755 sq ft  
Garage Area = 13.4 sq m / 145 sq ft  
Total Area = 83.5 sq m / 900 sq ft

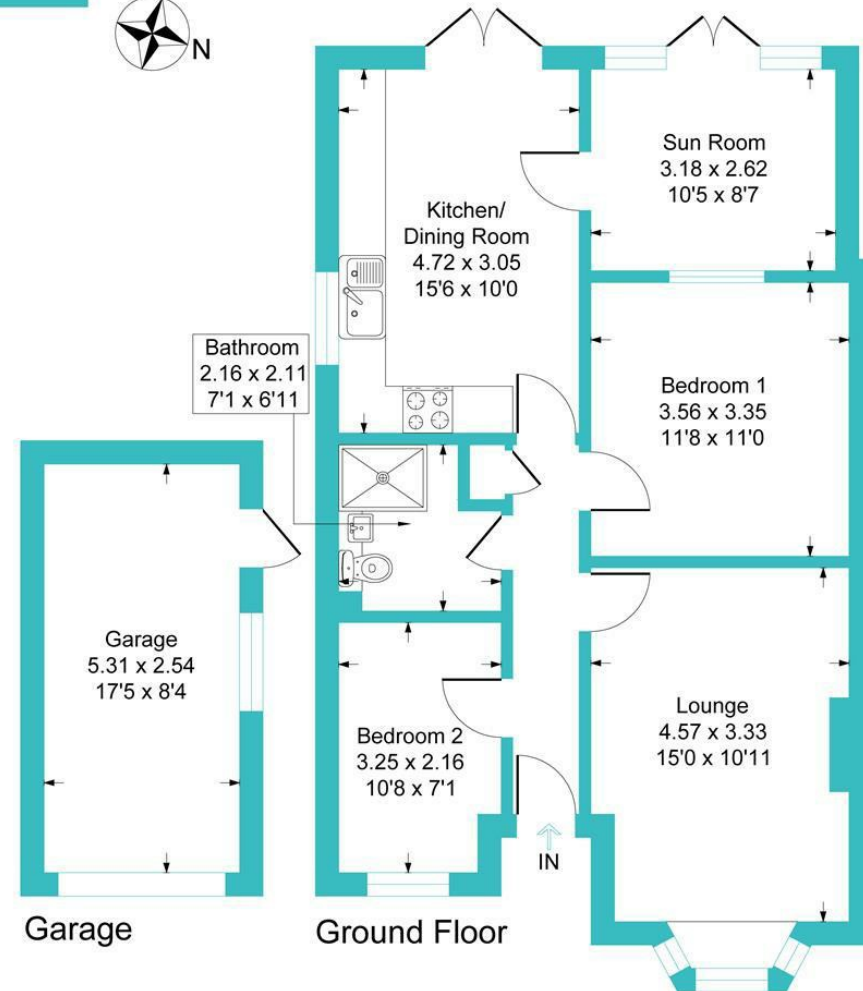


Illustration for identification purposes only, measurements are approximate, not to scale.