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18 Cedar close, Thorpe willoughby, Y08 9QL

# 18 Cedar close, Thorpe willoughby, YO8 9QL

## Offers In The Region Of £180,000

### DESCRIPTION

Hunters (Selby) are delighted to offer for sale this two bedroom semi detached bungalow situated within the popular village of Thorpe Willoughby. The bungalow benefits from a gas central heating system, UPVC double glazing and briefly comprises a kitchen, lounge, bathroom, and two bedrooms. To the front of the property there is a shared driveway leading down the side of the bungalow to a garage with shed. To the rear of the property there is a decking area with pergola along with a garden to laid and fencing around the perimeter. Viewing recommended 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 and then left onto Beechfield Close. Take a final left turn onto Cedar Close where the property can be identified by our Hunters For Sale Board.

### Material Information - Selby

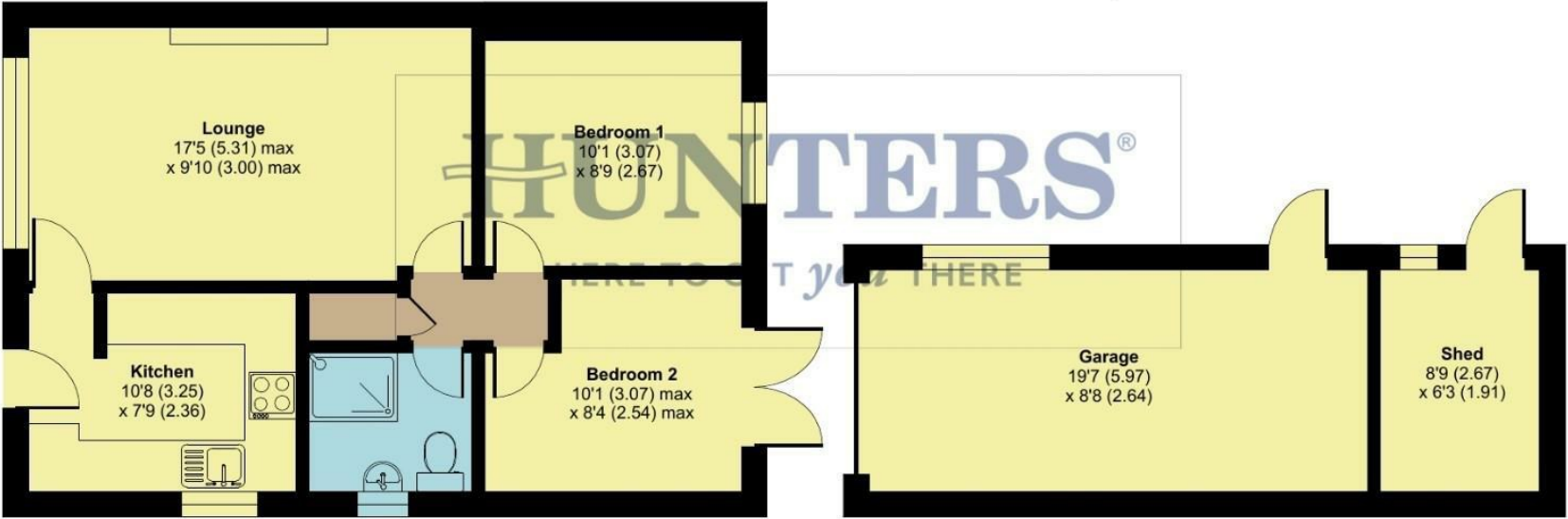
Tenure Type; Freehold  
Council Tax Banding; A  
EPC Rating : C

Hunters Selby 23 Finkle Street, Selby, YO8 4DT | 01757 210884  
selby@hunters.com | www.hunters.com



Cedar Close, Thorpe Willoughby, Selby, YO8

Approximate Area = 503 sq ft / 46.7 sq m  
Garage = 169 sq ft / 15.7 sq m  
Outbuilding = 54 sq ft / 5 sq m  
Total = 726 sq ft / 67.4 sq m  
For identification only - Not to scale



GROUND FLOOR  
APPROX FLOOR  
AREA 46.7 SQ M  
(503 SQ FT)



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n3cheom 2025. Produced for Hunters Property Group. REF: 1321226



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		













