



HUNTERS[®]
HERE TO GET *you* THERE

63 Orchard Way, Thorpe Willoughby, Selby, YO8 9NE

HUNTERS
HERE TO GET *you* THERE

63 Orchard Way, Thorpe Willoughby, Selby, YO8 9NE

Asking Price £285,000

DESCRIPTION

Hunters (Selby) are delighted to offer for sale this well presented three bedroom detached bungalow situated within the popular village of Thorpe Willoughby. This spacious, well proportioned bungalow benefits from a gas central heating system, UPVC double glazing and briefly comprises modern kitchen with utility room, lounge/dining room, family bathroom and three double bedrooms. To the front of the property there is a garden laid to lawn. A driveway leads down the side of the property to the detached garage with ample off road parking. To the rear of the property there is a garden laid predominately to lawn with patio area 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 hand turn onto Fox Lane and then left again onto Orchard Way, where the property can be identified by our Hunters for sale board.

Material Information - Selby

Tenure Type; Freehold

Council Tax Banding; C

EPC Rating : C

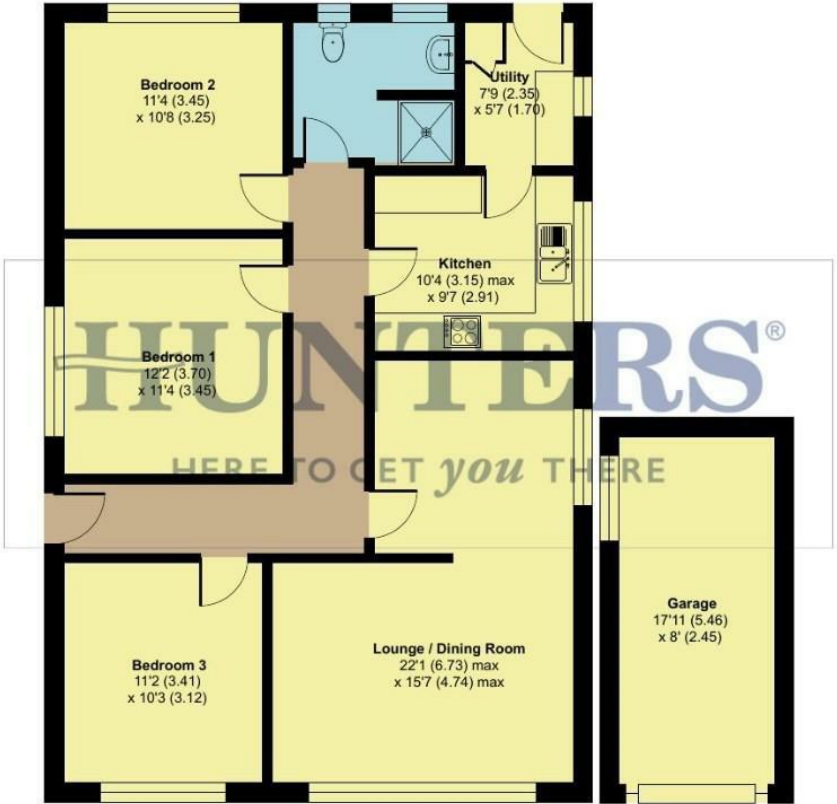
Hunters Selby 23 Finkle Street, Selby, YO8 4DT | 01757 210884

selby@hunters.com | www.hunters.com

Orchard Way, Thorpe Willoughby, Selby, YO8



Approximate Area = 1029 sq ft / 95.5 sq m
Garage = 144 sq ft / 13.3 sq m
Total = 1173 sq ft / 108.8 sq m
For identification only - Not to scale



GROUND FLOOR
APPROX FLOOR
AREA 95.5 SQ M
(1029 SQ FT)

GARAGE
APPROX FLOOR
AREA 13.3 SQ M
(144 SQ FT)



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Hunters Property Group. REF: 1526582. © nchecon 2026.



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		
	70	77
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		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



