



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

1 Privet Drive, Thorpe Willoughby, Selby, YO8 9GD

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# 1 Privet Drive, Thorpe Willoughby, Selby, YO8 9GD

## Offers In The Region Of £375,000

### DESCRIPTION

Hunters (Selby) are delighted to offer for sale this well presented four bedroom detached home situated within the popular of Thorpe Willoughby. The property benefits a gas central heating system, UPVC double glazing and briefly comprises an entrance hall, living room with wood burning stove, downstairs cloakroom/w.c., open plan kitchen/dining room with bi-folding doors leading into the garden and utility room to the ground floor. To the first floor bedroom one with en-suite, three further bedrooms and a family bathroom. To the front of the property is a driveway leading to an integral garage along with a graveled area, mature shrubs and extra parking. To the rear is a low maintenance walled landscaped garden with patio area, mature shrubs, and fencing around the perimeter. Viewing highly recommended to appreciate the accommodation on offer. Call Hunters Selby seven day 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 onto Privet Drive where the property can be identified.

### Material Information - Selby

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

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Approximate Area = 1210 sq ft / 112.4 sq m  
Garage = 129 sq ft / 11.9 sq m  
Total = 1339 sq ft / 124.3 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). © nacheom 2025. Produced for Hunters Property Group. REF: 1326000



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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 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>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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