



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

16 Laburnum Close, Thorpe Willoughby, Selby, YO8 9FE

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# 16 Laburnum Close, Thorpe Willoughby, Selby, YO8 9FE

## Offers Over £300,000

### DESCRIPTION

Hunters (Selby) are delighted to offer for sale this 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, downstairs cloakroom/w.c, lounge/dining room. kitchen/utility room and conservatory 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 block paved driveway with parking for several vehicles leading to an integral garage. To the rear of the property there is a garden laid to lawn with patio area, store/bar area and fencing around the perimeter. Viewing comes 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 turn onto Fox Lane and then right onto Field Lane, continue and turn right onto Willow Rise then turn right onto Laburnum Close 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

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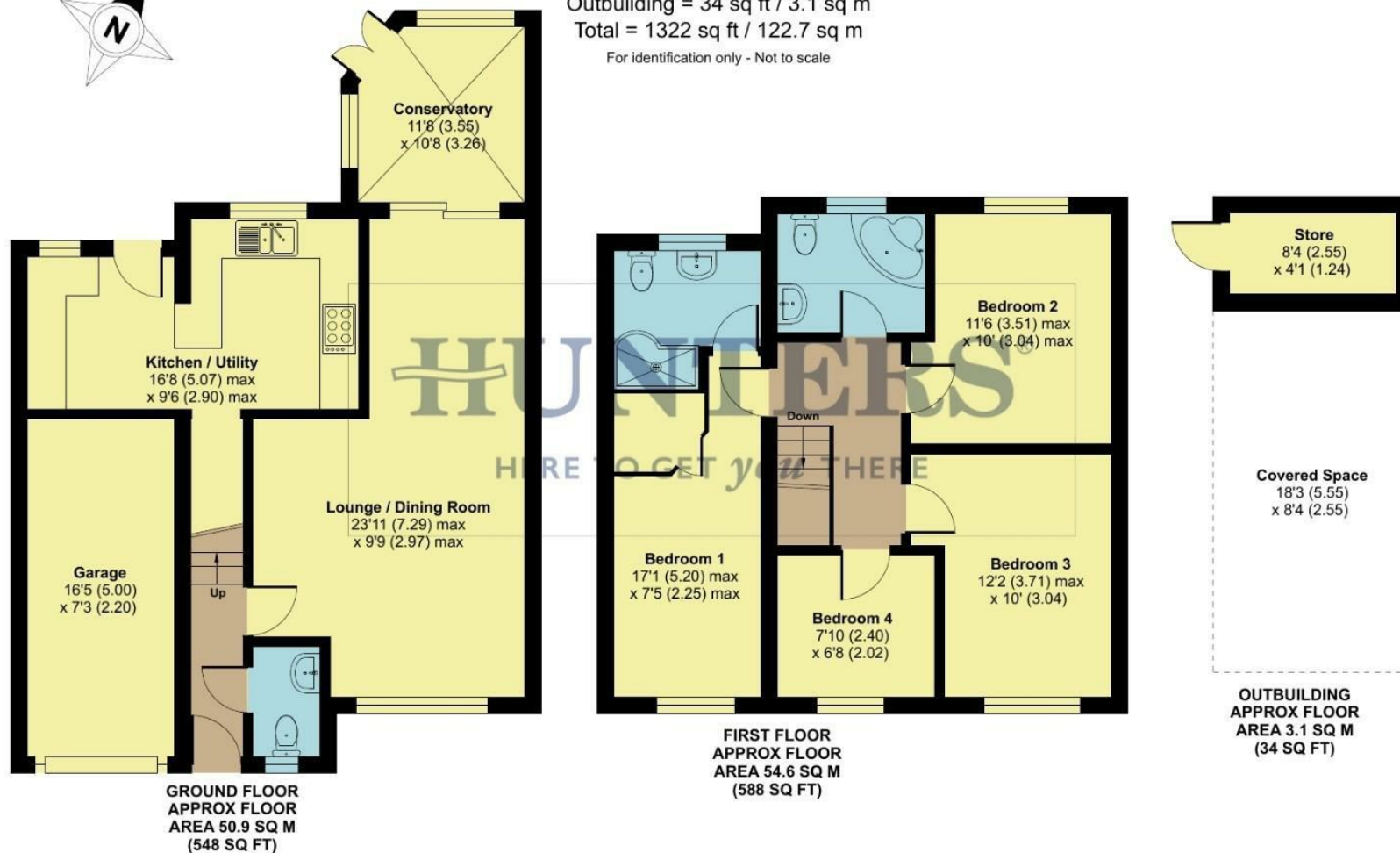
Approximate Area = 1163 sq ft / 108 sq m

Garage = 125 sq ft / 11.6 sq m

Outbuilding = 34 sq ft / 3.1 sq m

Total = 1322 sq ft / 122.7 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). Produced for Hunters Property Group. REF: 1360658

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| 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 |                         |           |
|                                             | 70                      | 76        |
| 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 |           |











BAR

Welcome To  
The dog inn  
PROUDLY SERVING  
WHATEVER YOU BROUGHT

In the  
dog  
house

BAR

THE DOG

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HERE TO GET you THERE