



HUNTERS®

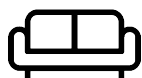
The Bramblings, Barff Farm, Thorpe
Willoughby, Selby, YO8 9NJ



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D

Offers In Excess Of
£500,000

HUNTERS®
EXCLUSIVE

The Bramblings, Barff Farm, Thorpe Willoughby, Selby, YO8 9NJ

DESCRIPTION

The Bramblings is an immaculately presented characterful property situated within the popular village of Thorpe Willoughby with generous sized rooms. This charming individual home briefly comprises a modern kitchen with central island, Lounge with log burning stove, bedroom one with built in wardrobes and en-suite, two further double bedrooms and a family bathroom to the ground floor. To the first floor there is mezzanine which is currently used as a study. Outside of the property there is a generous sized garden laid to lawn along with patio area, mature trees, studio/garden room, separate garage and parking. Viewing is 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.

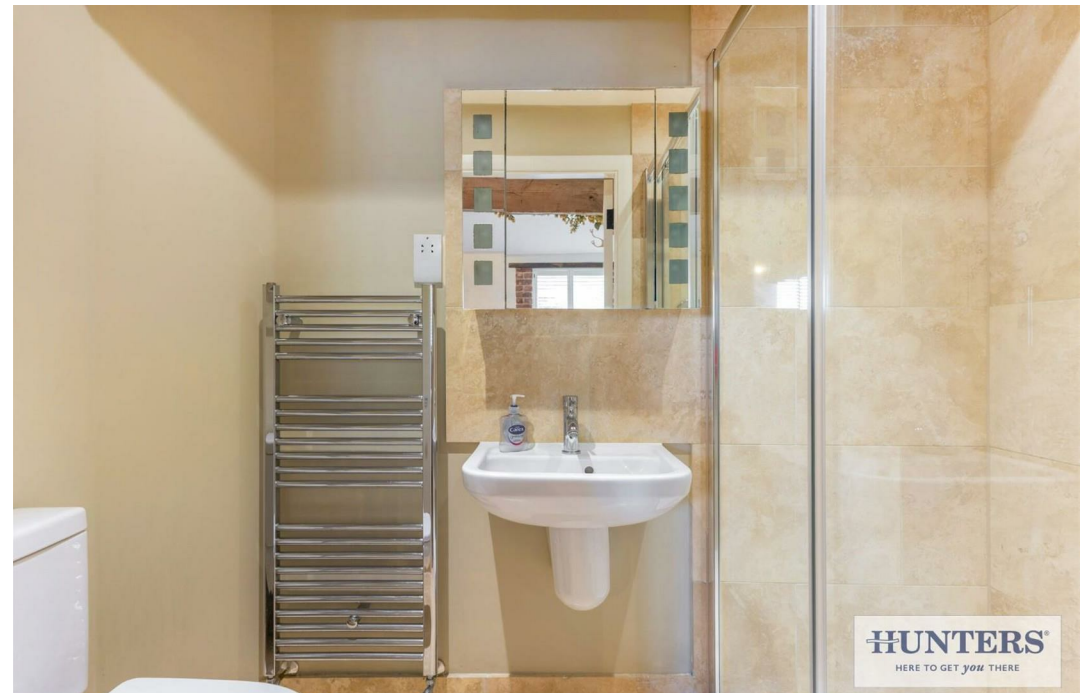
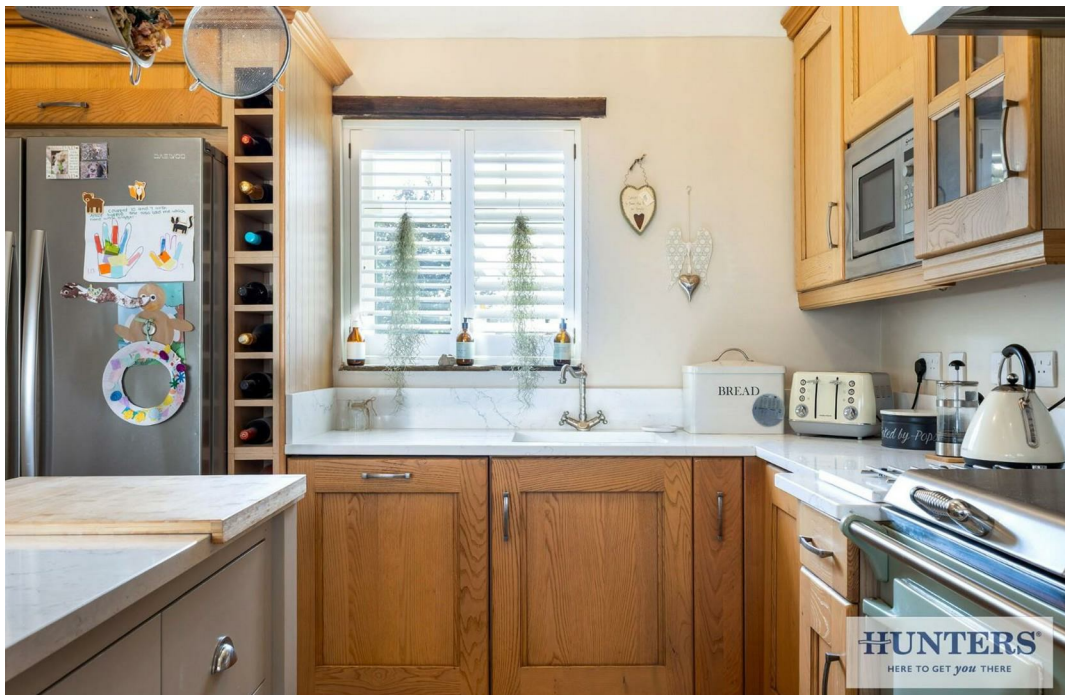
DIRECTIONS

From Selby, take the A19 in the direction of Doncaster. Upon entering Brayton at the traffic lights take the right turn onto Barff Lane and continue past Brayton Barff where the property can be identified.

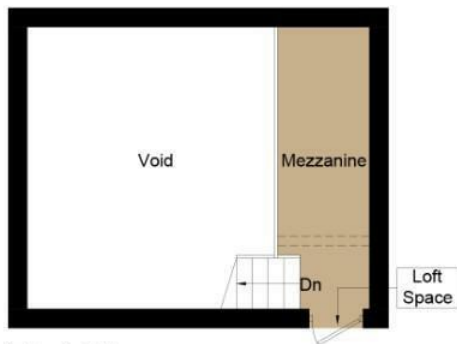
Material Information - Selby

Tenure Type; Freehold
Council Tax Banding; D
EPC Rating : D



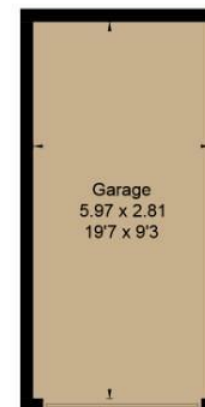


Approximate Floor Area = 108.9 sq m / 1172 sq ft (Including Mezzanine / Excluding Void)
 Outbuildings = 37.0 sq m / 398 sq ft
 Total = 145.9 sq m / 1570 sq ft

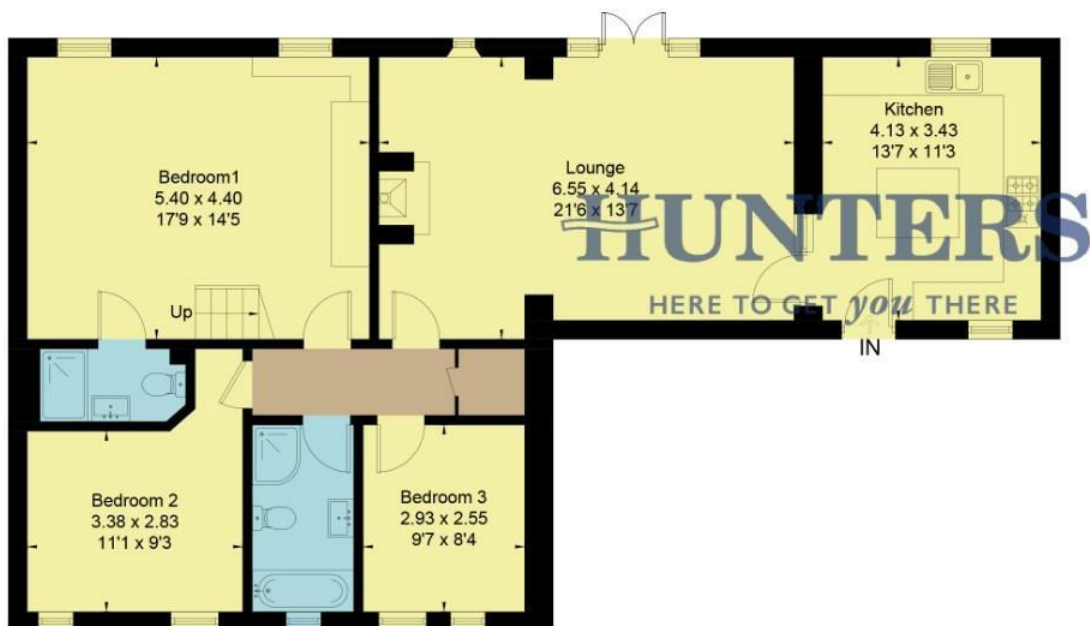


First Floor

= Reduced head height below 1.5m



(Not Shown In Actual Location / Orientation)



Ground Floor



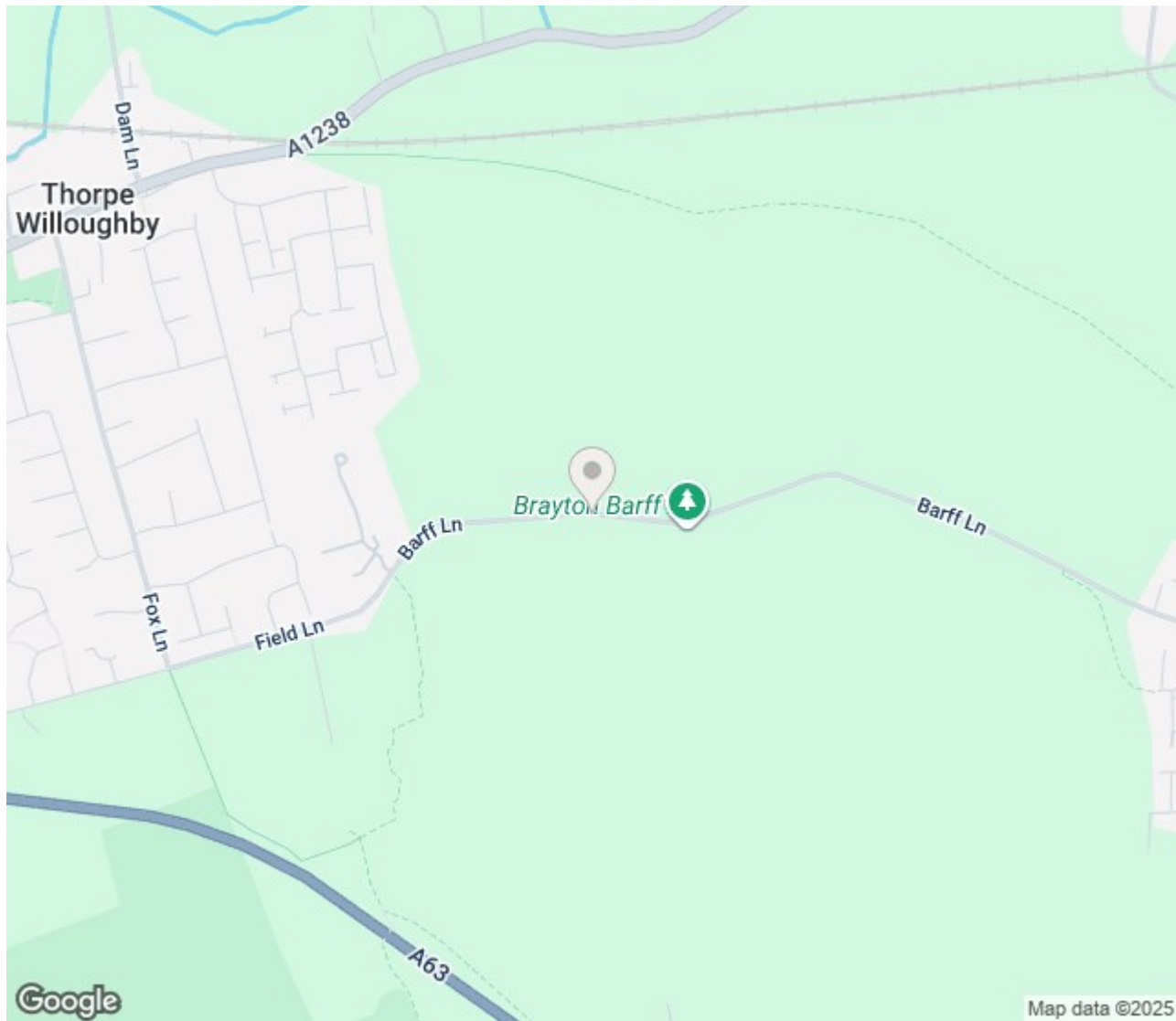
(Not Shown In Actual Location / Orientation)




This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #96176





ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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