

HUNTERS®

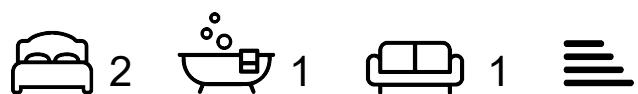
HERE TO GET *you* THERE



Almond Close

Thorpe Willoughby, YO8 9FD

Offers Over £170,000



11 Almond Close

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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 13 miles, approximately 15 miles east of Leeds and Selby approximately 2 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. Turn right onto Dane Avenue then turn left onto Almond Close where the property can be identified by our Hunters For Sale Board.

LOUNGE

17'7" x 12'1" (5.36 x 3.68)

Log burning stove, storage cupboard, radiator (2) and window to front elevation.

KITCHEN/DINING AREA

18'9" x 12'1" (5.72 x 3.68)

Modern fitted kitchen with a range of base and wall mounted cupboard units with matching preparation surfaces, cooker, space for fridge/freezer, plumbing for automotive washing machine, central heating system, stainless steel sink unit, radiator and entrance leading into conservatory.

CONSERVATORY

With patio doors leading into garden area.

STAIRS LEADING TO FIRST FLOOR

Window to side elevation.

BEDROOM 1

12'1" x 8'9" (3.68 x 2.67)

Radiator and window to rear elevation.

BEDROOM 2

12'1" x 8'0" (3.68 x 2.44)

Radiator and window to front elevation.

BATHROOM

White suite comprising low level w.c, pedestal wash hand basin, panelled bath with shower over, extractor fan, radiator and storage cupboard.

OUTSIDE

To the front of the property there is a driveway with ample parking for several vehicles. To the rear of the property there is a patio area with a garden laid to lawn with fencing around the perimeter.

GENERAL NOTE

We have been informed the property falls within council tax band 'C' as of 1st April 2022.

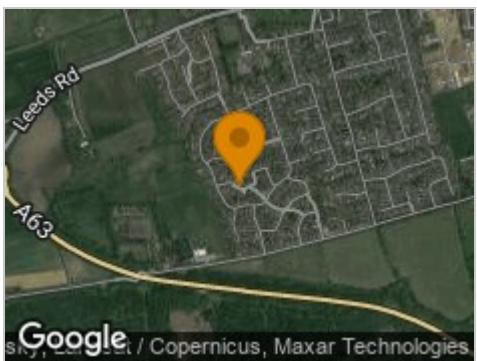
Please ask the office for further details



Road Map



Hybrid Map



Terrain Map



Floor Plan

Almond Close, Thorpe Willoughby, Selby, YO8

Approximate Area = 727 sq ft / 67.5 sq m

For identification only - Not to scale



GROUND FLOOR APPROX FLOOR AREA 37.6 SQ M (405 SQ FT)

FIRST FLOOR APPROX FLOOR AREA 29.9 SQ M (322 SQ FT)



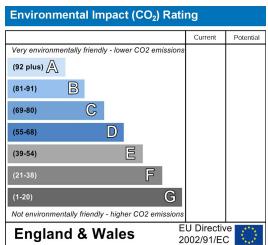
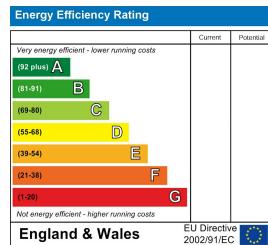
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricscom 2022.

Produced for Hunters Property Group. REF: 856181

Viewing

Please contact our Hunters Selby Office on 01757 210884 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **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.