



HUNTERS®
HERE TO GET *you* THERE



**Orchard Way, Thorpe Willoughby, Selby, YO8
9NB**

Offers Over £180,000



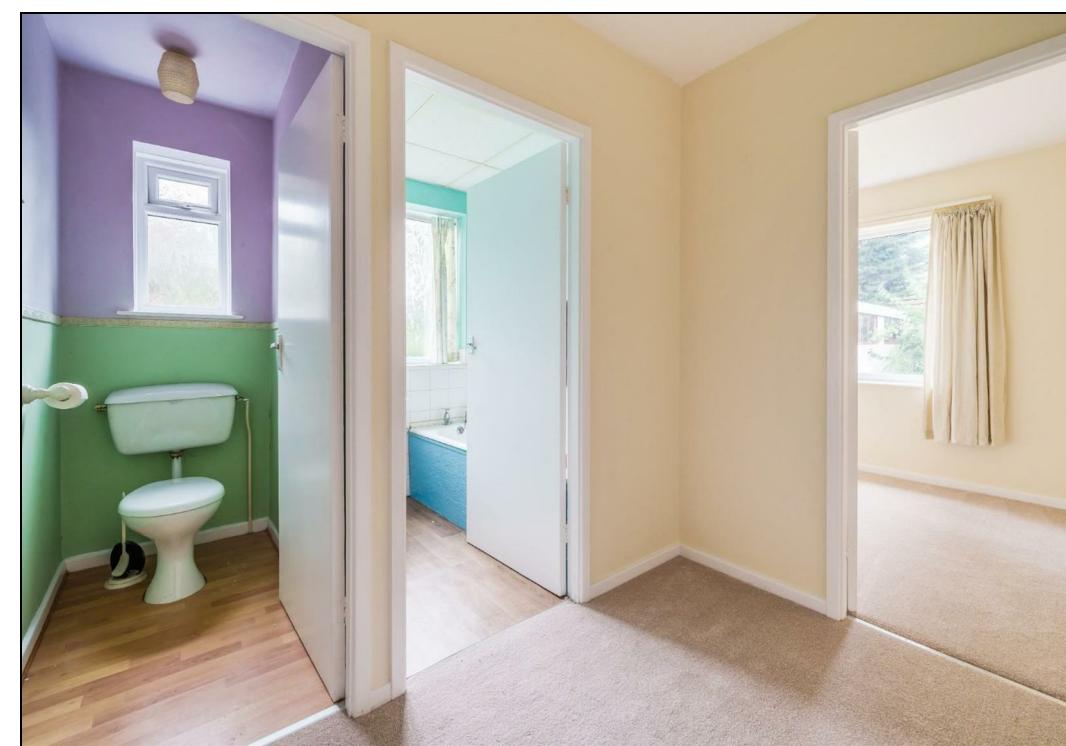
Hunters Selby, are delighted to offer for sale this two bedroom semi detached bungalow situated within the popular village of Thorpe Willoughby. The property benefits from a gas central heating system, UPVC double glazing and briefly comprises an entrance hall, living room, kitchen, bathroom with separate toilet and two bedrooms. To the front of the property there is a resin driveway leading to a garage with parking for several cars and a garden laid to lawn. To the rear of the property there is a further garden laid to lawn. Viewing comes highly recommended to appreciate the accommodation on offer. Call Hunters Selby, seven days a week to book a viewing.

KEY FEATURES

- SEMI DETACHED BUNGALOW
- TWO BEDROOMS
- GAS CENTRAL HEATING SYSTEM
- UPVC DOUBLE GLAZING
- NO ONWARD CHAIN
- RESIN DRIVEWAY
- GARAGE
- VILLAGE LOCATION
- VIEWING HIGHLY RECOMMENDED
- EPC RATING : D







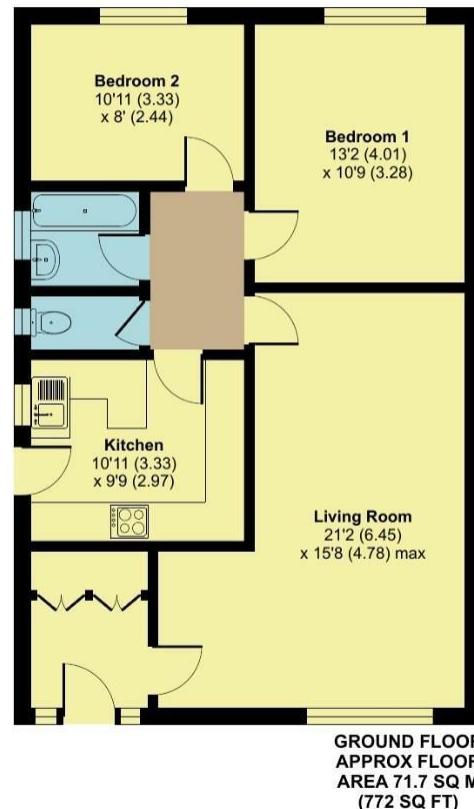
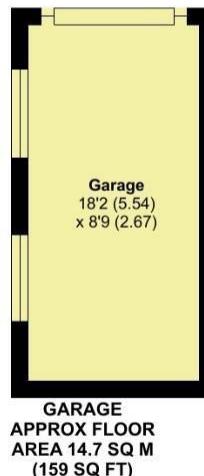
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Approximate Area = 772 sq ft / 71.7 sq m

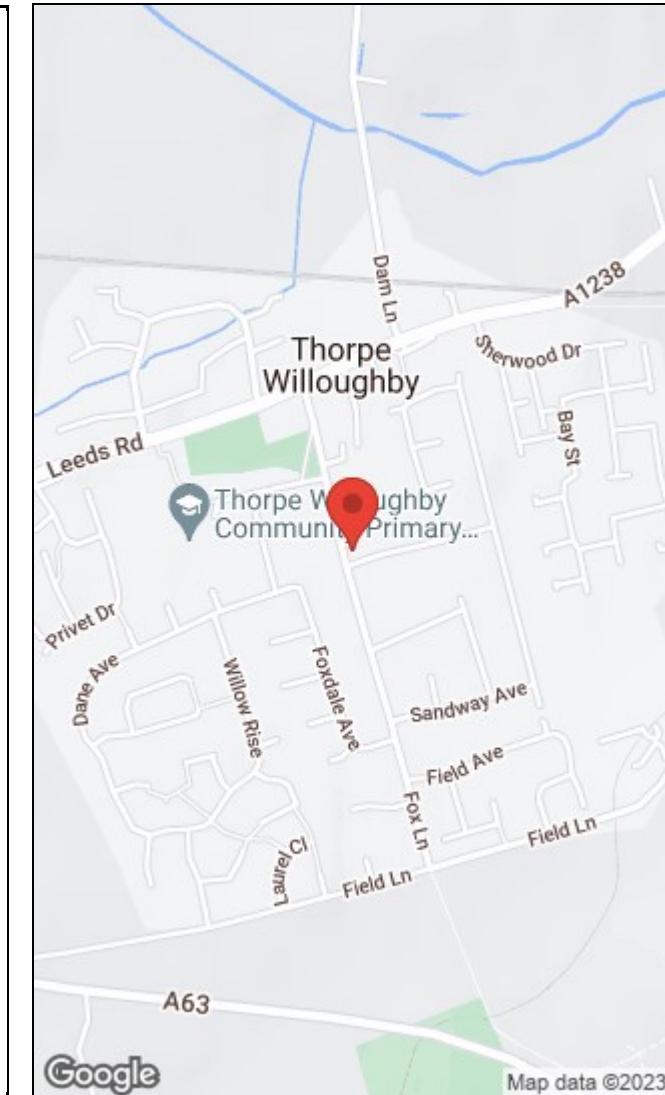
Garage = 159 sq ft / 14.7 sq m

Total = 931 sq ft / 86.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nticom 2023.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC	

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