



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







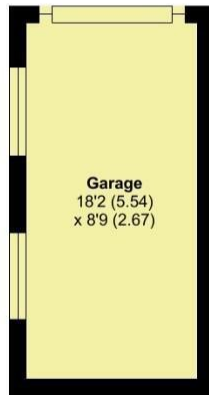
Orchard Way, Thorpe Willoughby, Selby, YO8

Approximate Area = 772 sq ft / 71.7 sq m

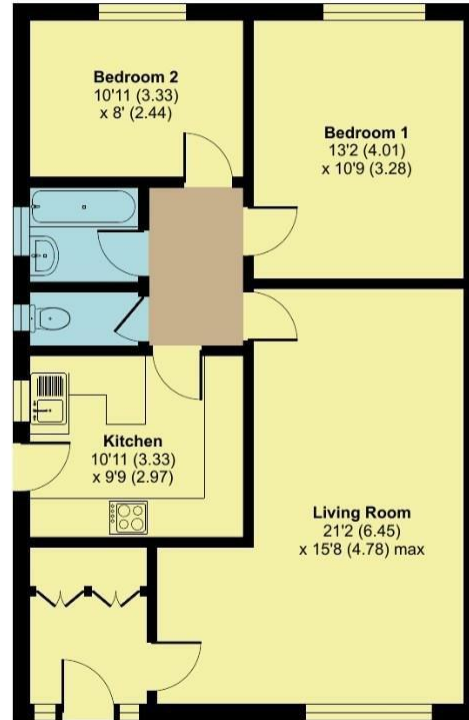
Garage = 159 sq ft / 14.7 sq m

Total = 931 sq ft / 86.4 sq m

For identification only - Not to scale



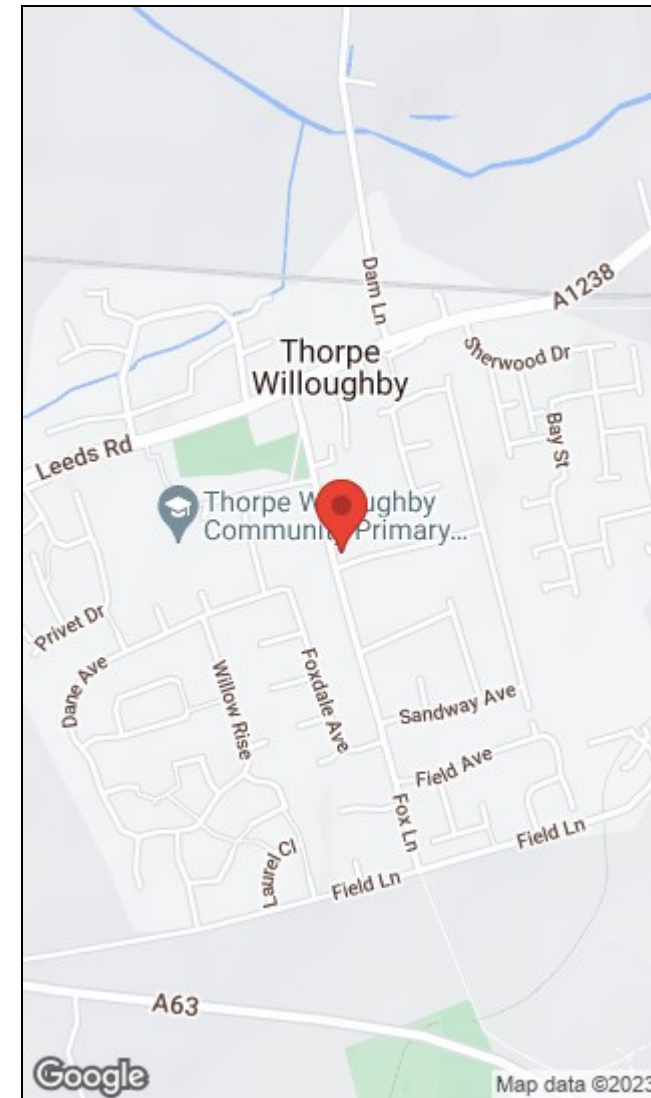
GARAGE
APPROX FLOOR
AREA 14.7 SQ M
(159 SQ FT)



GROUND FLOOR
APPROX FLOOR
AREA 71.7 SQ M
(772 SQ FT)



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlichecom 2023. Produced for Hunters Property Group. REF: 1038690



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		87	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	56		(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

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