



## Meadway Crescent, Selby, YO8 4FX

Offers in Region of £450,000





## Meadway Crescent

Selby,

- Executive Style, Four Bedroomed Detached House
- Large, East Facing Rear Garden
- 158 M2 / 1700 Sq. Ft.
- Mains Electricity. Mains Gas Central Heating
- Broadband: FTTP. Mobile 4G
- Mains Water Supply. Mains Sewerage
- Brick Built Construction
- Double Garage with Electric Roller Shutter Door & Double Width Driveway (Shared Access onto drive)
- EPC Rating 'C'
- Council Tax Band 'F'



Welcome to this executive style four-bedroom detached house, offering an unparalleled living experience in a sought-after location, off Leeds Road. Boasting a generous 158 square metres (1700 sq. ft.) of beautifully designed living space.

Upon entering, you are greeted by a grand entrance hall that sets the tone for the rest of the home. The ground floor comprises of a ground floor cloaks/w.c., spacious study, a generous lounge with feature gas fire and Bay window. The dining room is currently set up as a second sitting room which offers lovely views across the rear garden from the large patio doors. This kitchen is a culinary enthusiast's dream, complete with modern appliances and ample storage space. The dining area is ideal for hosting intimate meals with family and friends. Beyond the kitchen is the handy utility, with door leading out onto the rear patio.

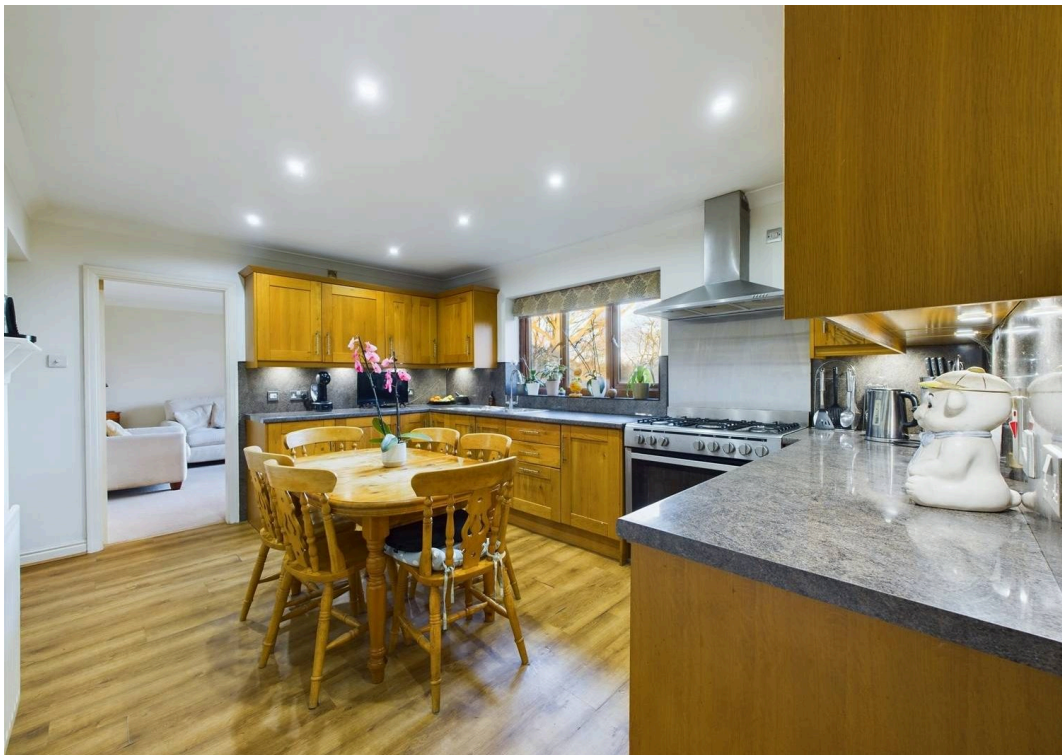
From the hallway, take the turning staircase onto the Galleried landing. The first floor is home to four well-appointed bedrooms, each offering a serene retreat for rest and relaxation. The principal bedroom boasts an en-suite shower toom, providing a private oasis for the lucky occupants. The additional bedrooms are generously sized 'doubles' and flooded with natural light, creating a warm and inviting atmosphere throughout.

The modern family bathroom boasts a 'double-ended' panel bath, separate shower, vanity wash hand basin and close coupled w.c.













Outside to the front is a lawned garden with mature shrubs. A 'double width' Tarmac driveway, leads up to the double garage, providing ample parking for multiple vehicles. Please note that there is a shared access, for two other properties. These properties are on the same estate and have the same amount of private driveway.

The double garage boasts an Electric roller shutter garage door, power, lighting and personnel door which leads into the rear garden.

The generous, east-facing rear garden, offers several patio areas providing tranquil outdoor space to enjoy al fresco dining or simply soaking up the sun.

The property is equipped with all the modern conveniences you would expect from a premium residence. Mains electricity, gas central heating, FTTP broadband, and mobile 4G connectivity ensure that you stay connected and comfortable at all times. Mains water supply and sewerage add to the convenience of daily living.

Situated in a desirable cul-de-sac, off Leeds Road, this property benefits from close proximity to a range of local amenities, shops, and transport links, making it a perfect choice for discerning buyers seeking a premium lifestyle. With an EPC rating of 'C' and council tax band 'F', this home offers both luxury and practicality in equal measure.

Don't miss this rare opportunity to own a truly exceptional property that combines elegance, comfort, and style in one magnificent package.

Contact us today to arrange a viewing and experience the magic of this extraordinary home for yourself.





















Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area<sup>(1)</sup>

166.09 m<sup>2</sup>

1787.77 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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