



HUNTERS[®]
HERE TO GET *you* THERE

22 Grange Meadows, Selby, YO8 4FE

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Asking Price £515,000

DESCRIPTION

Situated on the new Grange Meadows development. Hunters Selby are delighted to offer for sale this beautifully well presented six bedroom detached home situated within walking distance of Selby town Centre. The property benefits from a gas central heating system, UPVC double glazing, solar panels, electric car charging point and briefly comprises a spacious entrance hall, lounge, kitchen/dining room with patio doors leading into the garden, utility room, downstairs cloakroom/w.c, and a further dining room which could be used as an office/playroom to the ground floor. To the first floor bedroom one with en-suite bathroom, bedroom two and three have a Jack and Jill bathroom. There are three further bedrooms and a family bathroom. To the front of the property there is a blocked paved driveway with parking for several vehicles that leads to the double garage. To the rear of the property there is a landscaped garden with patio area, garden to laid to lawn, mature trees and fencing around the perimeter. Viewing come highly recommended to appreciate the accommodation on offer. Call Hunters Selby, seven days a week to book a viewing.

LOCATION

Selby Market town has a selection of shops, pubs, restaurants and a bustling market once a week. This property is ideally situated within easy walking distance of all local amenities including three main Supermarkets, Abbey Walk Retail Park and the Market Cross Shopping Centre, Railway Station, Bus Station and the famous Selby Abbey. The city of York is approximately fourteen miles away and the new by-pass has enhanced the road networks with easy access to York, Leeds, Castleford, Doncaster with excellent road communications being A19, M62, A1041, A1 and M18.

DIRECTIONS

From Millgate in Selby town Centre take the road that leads onto Flaxley Road, continue along Flaxley Road then turn right onto Grange Meadows. Follow the road around and number 22 can be identified.

Material Information - Selby

Tenure Type; Freehold
Council Tax Banding; F
EPC Rating : B

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Grange Meadows, Selby, YO8



Approximate Area = 2093 sq ft / 194.4 sq m
Garage = 356 sq ft / 33 sq m
Total = 2449 sq ft / 227.4 sq m

For identification only - Not to scale



GROUND FLOOR
APPROX FLOOR
AREA 82.9 SQ M
(893 SQ FT)

FIRST FLOOR
APPROX FLOOR
AREA 111.4 SQ M
(1200 SQ FT)



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential).
Produced for Hunters Property Group. REF: 1263552.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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









