



**Grange Meadows, Selby YO8 4FE**

## welcome to Grange Meadows, Selby

- Four Double Bedrooms
- Excellent location in Selby
- Exceptional standard throughout
- No onward chain
- Double detached garage

Tenure: Freehold

EPC Rating: B

# £380,000



### Entrance Porch

### Lounge

15' 2" plus bay x 13' 2" ( 4.62m plus bay x 4.01m )

### Reception Room 2

9' 8" x 12' 2" ( 2.95m x 3.71m )

### Dining Room

11' 7" into bay x 14' 5" ( 3.53m into bay x 4.39m )

### Kitchen

11' 5" max x 10' 7" max ( 3.48m max x

3.23m max )

### Utility Room

6' 10" x 7' 3" ( 2.08m x 2.21m )

### W/ C

### Landing

### Bedroom 1

11' 2" x 9' 4" ( 3.40m x 2.84m )

### Bedroom 2

9' 2" x 8' 8" ( 2.79m x 2.64m )

### Bedroom 3

13' 2" max x 12' 3" max ( 4.01m max x



3.73m max )

### En-Suite

### Bedroom 4

11' 9" x 9' 7" ( 3.58m x 2.92m )

### Bathroom

### Front Garden

### Rear Garden

### Double Garage

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#### Property Ref:

SEL107933 - 0004

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