



Grange Meadows, Selby, YO8 4FE

Offers Over £400,000

JP HARLL



- Four Bedroomed Detached Family Home
- Beautifully Presented Throughout
- Driveway Parking plus Integral Garage
- South East Facing Rear Garden
- 135 Sq. M/ 1458 Sq. Ft.
- Mains Gas Central Heating. Mains Electricity
- Mains Sewerage. Mains Water
- Mobile 5G. Broadband: FTTP
- EPC Rating 'B' (83)
- Council Tax Band 'E'



We are pleased to offer for sale this attractive four bedroomed detached family home on the popular Grange Meadows estate.

Step inside this beautifully presented four-bedroom detached family home, where every corner tells a story of comfort and contemporary style. The welcoming entrance hall sets the tone, inviting you into a crisply decorated interior that flows effortlessly from room to room.

The heart of the home is the generous living area, perfect for both lively gatherings and quiet evenings, with double glass doors allowing natural light to pour in to the space creating a warm, uplifting atmosphere.

Venture further to discover the versatile kitchen and dining space, ideal for celebratory feasts or every-day family meals, seamlessly connected to a modern kitchen where culinary creativity can truly flourish. Here, sleek cabinetry, integrated appliances, and abundant workspace make preparing meals a pleasure. There are double French doors into the rear garden as well as a utility room. The integral garage is also accessed via the garage.

Ascending the stairs to the first floor the four well-proportioned bedrooms await with doors from the galleried landing, each thoughtfully designed to offer restful retreats at the close of day, with the principal suite boasting ample mirrored wardrobes and a private en-suite for moments of indulgent relaxation. The family bathroom is crisply finished, promising a spa-like experience to refresh and revive.

Externally the property offers a South-East facing rear garden of good size, zoned into patio, lawned and a lovely sitting area beneath a pergola.

To the front is a double width driveway, lawned garden with hedge border, access to the integral garage which has been insulated and has electric door as well as electric car charging point.

In conclusion this home offers elbow room in abundance, ready to adapt as your family grows or needs change. Perfectly poised within a sought-after neighbourhood and finished to an exceptional standard, this is a home where memories are waiting to be made, blending style, substance, and a true sense of belonging.

Please Note:

- The vendor is taking all curtains with them as well as the outside lights and heater.
- The NHBC Certificate is in place, however the paperwork is currently unavailable.
- The EV Charger was installed in January 2026
- The heating system was installed 02/05/2026. It was last serviced April 2026

Property Information Disclaimer

The information in this property listing has been provided by the vendor and/or third-party sources. While we make every reasonable effort to ensure the accuracy of the information, we cannot guarantee its completeness or reliability, and no reliance should be placed on it as a statement of fact.

We advise all prospective purchasers to:

- Verify the information independently before making any transactional decisions
- Conduct their own inspections, surveys and searches
- Seek independent legal and professional advice as appropriate.

JP Harll accepts no liability for any inaccuracies, errors, or omissions in the information provided, whether arising from third party data, vendor statements or typographical error.

It should not be assumed that this property has all the necessary Planning, Building Regulation or other consents. Any services, appliances and heating system(s) listed have not been checked or tested.

These particulars, whilst believed to be accurate are set out as a general outline only as guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as their accuracy.

No person in this firm's employment has the authority to make or give any representation or warranty in respect of this property.

All viewing appointments to be arranged via JP Harll. If you require clarification on any point, then please contact us especially if you are travelling some distance to view.

JP Harll may receive a referral fee for recommending providers of ancillary services. You are not under any obligation to use these services.

In order for JP Harll to comply with current legislation, when making an offer, prospective purchasers will be subject to verification of status including anti-money laundering and proof of funding checks. Properties remain on the market until JP Harll are in receipt of all proofs.

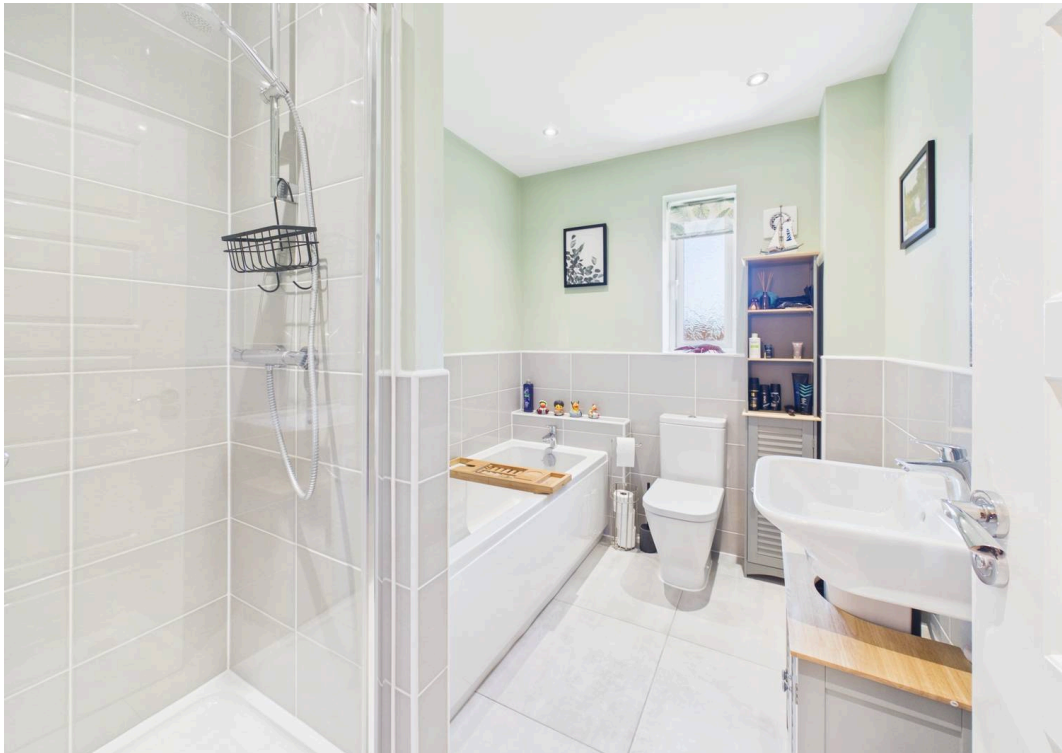
Should you require a mortgage to purchase a property, JP Harll have 'in-house', whole of market, independent mortgage advisors who can assist. They do not charge a broker fee for standard residential mortgages. Their direct telephone number is 01757 709888. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured upon it.

Our opening hours are Monday to Friday 9.00 to 17.30 and Saturdays 9.00 to 16.00

Should you wish to arrange a viewing, please contact us on 01757 709955







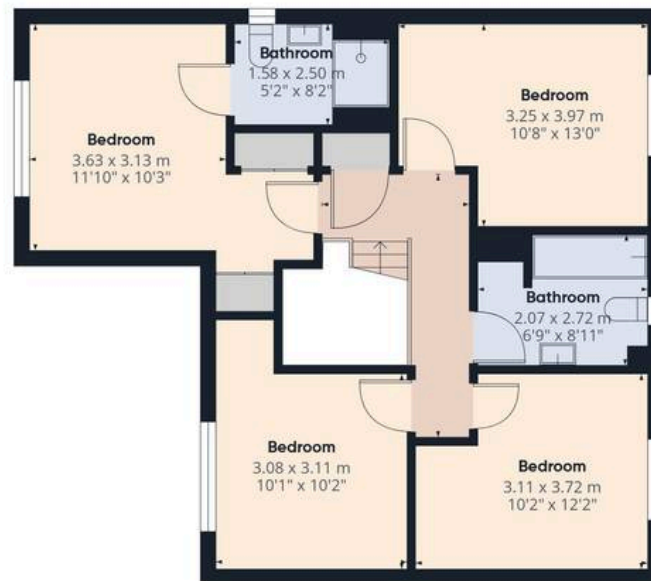


Ground Floor

Approximate total area⁽¹⁾

135.4 m²

1458 ft²



Floor 1



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



JP Harll

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