



2 FOREST GROVE

SELBY, YO8 8GX

£1,500

Located in the charming village of Barlow, this beautifully presented detached house offers a perfect blend of modern living and comfort.

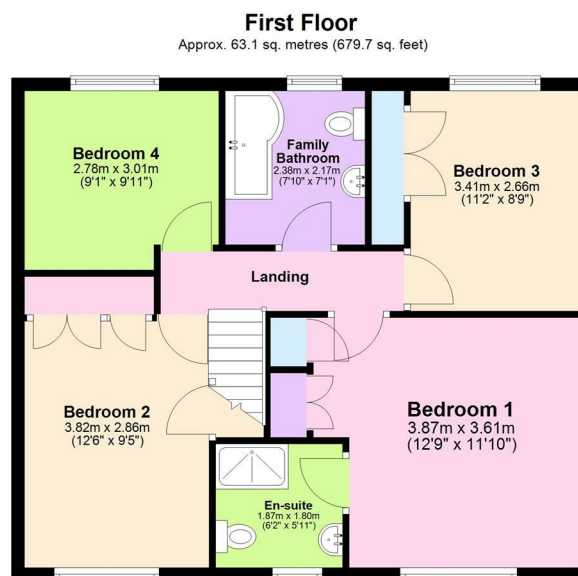
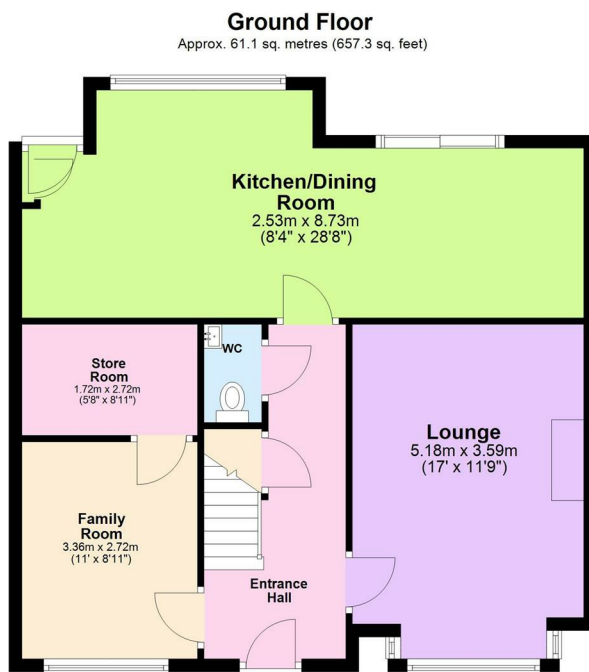
The property very briefly comprises of; Entrance Hallway, Dining Kitchen which opens up into the Lounge, Family Room, Downstairs W.C, Master Bedroom with En-suite, Three further Bedrooms and modern Family Bathroom.

The property also benefits from; log burner fire in the lounge, gas heating, uPVC double glazing throughout, fitted appliances in the kitchen, fitted wardrobes/storage in three of the four bedrooms and driveway parking for two cars.



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L I C E N S E D A G E N T



Total area: approx. 124.2 sq. metres (1337.0 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	81
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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