



HUNTERS[®]
HERE TO GET *you* THERE

42 Grange Meadows, Selby, YO8 4FE

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Offers Over £400,000

DESCRIPTION

Situated on the new Grange Meadows development. Hunters Selby are delighted to offer for sale this beautifully well presented four bedroom detached home situated within walking distance of Selby town Centre. The property benefits from a gas central heating system, UPVC double glazing, electric car charging point and briefly comprises a spacious entrance hall, reception room, open plan kitchen/dining room with patio doors leading into the garden, utility room and downstairs cloakroom/w.c, to the ground floor. To the first floor bedroom one with en-suite bathroom, three further double 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 integral garage and open views. To the rear of the property there is a garden laid to lawn with decking area 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 where the property can be identified by our Hunters for sale board on the left hand side.

Material Information - Selby

Tenure Type; Freehold

Council Tax Banding; E

EPC Rating : C

Yearly Service Charge : £248.36

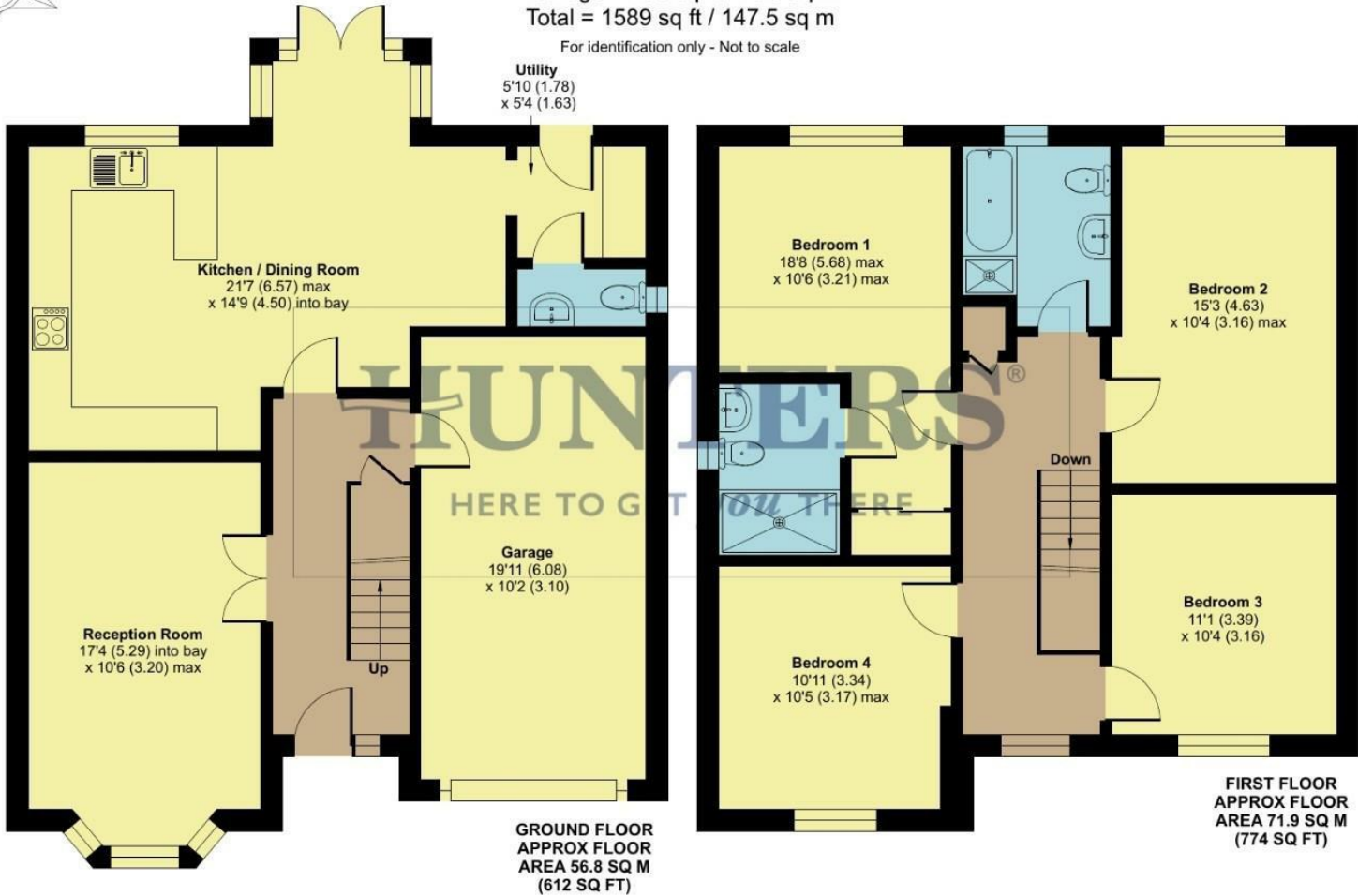
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Grange Meadows, Selby, YO8

Approximate Area = 1386 sq ft / 128.7 sq m
Garage = 203 sq ft / 18.8 sq m
Total = 1589 sq ft / 147.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Hunters Property Group. REF: 1414724.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	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	EU Directive 2002/91/EC









