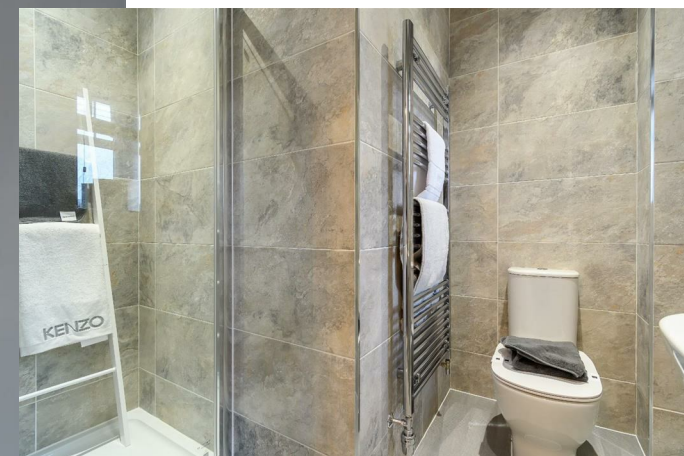




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Plot 93, Far Grange Meadows, Selby, North Yorkshire | Asking Price £353,995  
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### Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

## DESCRIPTION

Families will adore this spacious, four bedroom detached family home with integral garage and classic design features.

The large welcoming hallway has stylish double doors leading onto the luxurious living room with feature bay window that floods the room with light. There is a useful downstairs cloakroom, perfect for busy family life and at the heart of the property is an impressive, high specification kitchen with dining area, a true hub of the home that brings the family together. This stunning open plan room features stylish French doors that open out onto the garden, creating an elegant space for entertaining in the warmer summer months. There is a separate utility room with access to the garden and the integral garage.

The upstairs landing lead to four,

fabulous double bedrooms and a modern yet elegant family bathroom. The magnificent master bedroom offers true luxury with its own style en-suite shower room and glamorous dressing area, a real retreat after a busy day.

Material Information - Selby

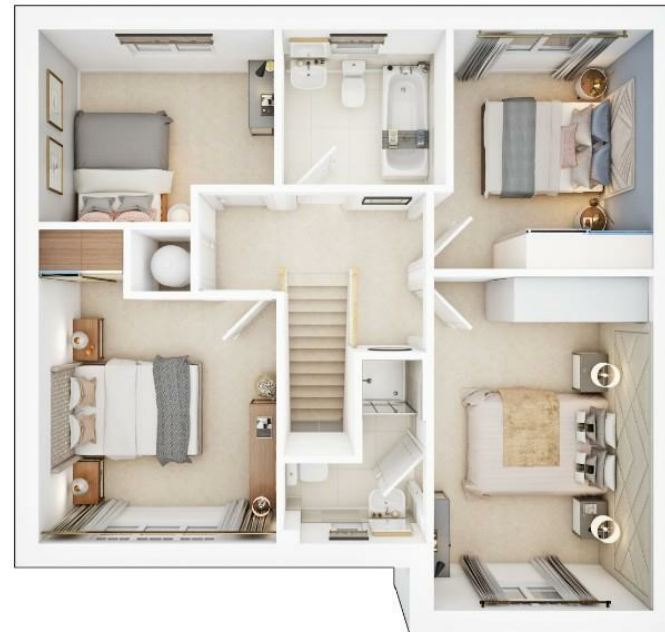
Tenure Type; Freehold.

Council Tax Banding; TBA

Predicted EPC Rating: B-84

Management fees: Approx. £120.00

This should be checked at time of purchase by your solicitor.



The Nidderdale

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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