

PLOT 43

THE SELBY

STATION DRIVE, WRAGBY

2 bed | 1 bath | 1 reception



THE NEW
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AGENT

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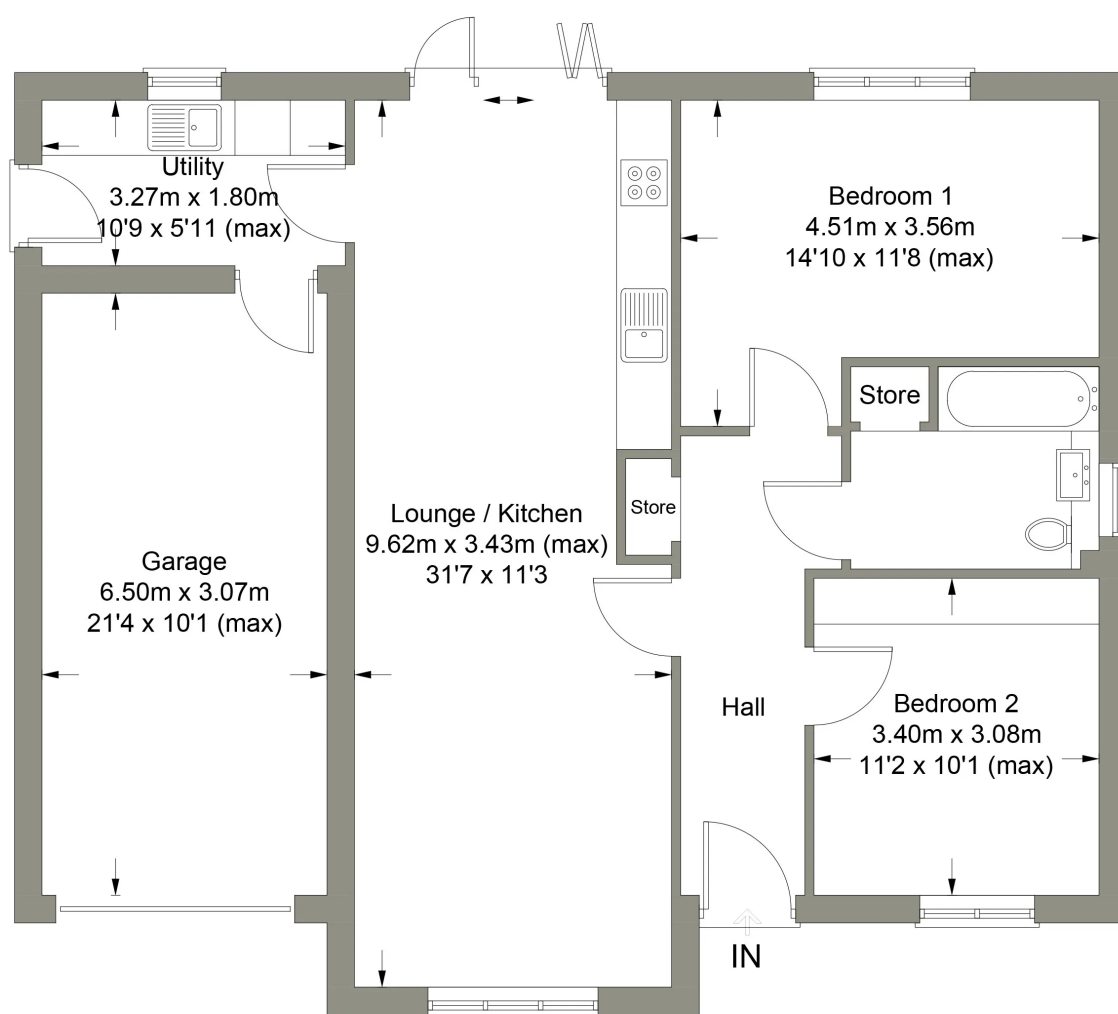
FLOOR PLANS

| Ground Floor | Size (m) | Size (ft) |
|------------------|---------------|--------------|
| Hall | 4.95m x 1.71m | 5'7 x 16'3 |
| Lounge / Kitchen | 3.43m x 9.62m | 11'3 x 31'7 |
| Utility Room | 3.27m x 1.80m | 10'9 x 5'11 |
| Bedroom 1 | 4.51m x 3.56m | 14'10 x 11'8 |
| Bedroom 2 | 3.08m x 3.40m | 10'1 x 11'2 |
| Family Bathroom | 2.70m x 2.20m | 8'10 x 7'3 |
| Garage | 3.07m x 6.50m | 10'1 x 21'4 |

Computer Generated Images / Visualisations

Both internal and external computer-generated visualisation images (CGI's) are given as a guide only and cannot be relied upon for 100% accuracy. Buyers are advised that completed homes may differ slightly in appearance once built and so all images, sizes, design and plans are given for guidance purposes only. The developer reserves the right to make amendments to the design and specification throughout the build.

GROUND FLOOR



FLOOR PLANS ARE FOR LAYOUT GUIDANCE ONLY. NOT DRAWN TO SCALE UNLESS STATED. WINDOWS AND DOOR OPENINGS ARE APPROXIMATE. WHILST EVERY CARE IS TAKEN IN THE PREPARATION OF THESE PLANS, PLEASE CHECK ALL DIMENSIONS, SHAPES AND COMPASS BEARINGS, BEFORE MAKING ANY DECISIONS RELIANT UPON THEM.

a moving experience

ALL VIEWINGS ARE TO BE ORGANISED VIA THE NEW HOMES AGENT.

WHILST EVERY CARE HAS BEEN TAKEN TO PREPARE THESE SALES PARTICULARS, THEY ARE FOR GUIDANCE PURPOSES ONLY. ALL MEASUREMENTS ARE APPROXIMATE AND 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 ARE ADVISED TO RECHECK THE MEASUREMENTS.