



Whitley Farm Close, Whitley DN14 0GL

Offers Over £245,000



Whitley Farm Close

Whitley, Goole

- Four Bedroomed , Three Storey, House with Garage and Drive
- North Facing Rear Garden
- 100 Sq. M. / 1076 Sq. Ft.
- LPG Gas Central Heating.
- Mains Electricity, Water & Sewerage
- Broadband: FTTP. Mobile: 5G
- Brick Built Construction
- Council Tax Band 'C'
- EPC Rating 'B'



An immaculately presented and beautifully decorated four bedroomed, three storey, house in the desirable village of Whitley.

The village of Whitley has excellent road links to the A19 and M62, whilst also providing a train service through Northern Rail, offering commuters the opportunity to be a hop-skip-and-a-jump to almost anywhere. The village also boasts a farm shop, primary school and is closely linked with the village of Eggborough.

Stepping in to the entrance hall, to the right is a ground floor cloaks/w.c. and staircase to the first-floor accommodation and to the left is the lounge with thick, biscuit coloured carpets and a sleek, modern Electric fire. A pretty window overlooks the front garden and a door leads through into the dining kitchen.

At the rear of the home is the generous dining kitchen with its cream, high gloss units and wood effect work-surfaces with attractive splash-backs. Integrated appliances include: fridge, freezer. Built-in cooking facilities include: twin Electric 'eye-level' ovens and Electric hob with cooker hood over. A sink with mixer tap over is set beneath the rear window, so that you can enjoy the views of the garden whilst doing the necessities.

The dining area has space to host the family whilst looking out over the French doors, which lead out onto the rear patio.

Upstairs you will find two 'double' bedrooms, a 'single' third bedroom, which is currently set up as a study and the family shower room which hosts a walk-in shower, pedestal wash hand basin, close coupled w.c. and chrome effect towel radiator.

On the Second floor you will find the generous Principal Bedroom, which has space for the largest of beds and offers four, Velux roof windows.



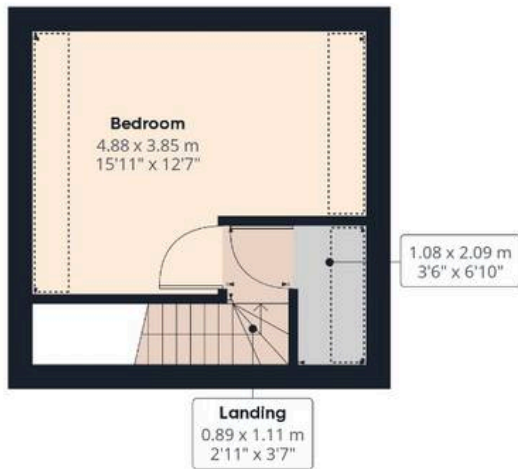




Ground Floor



Floor 1



Floor 2

Approximate total area^{††}

108 m²
1162.5 ft²

Reduced headroom

3.84 m²
41.31 ft²

Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.



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