



Ings Lane, Kellington

£260,000



24 Ings Lane

Kellington, Goole

- No Onward Chain
- Detached Three Bedroomed Bungalow
- 84 Sq. M/ 904 Sq. Ft.
- South Facing Rear Garden
- Mains Electricity. Mains Gas Central Heating
- Mains Water. Mains Sewerage
- FREEHOLD
- Brick Built Construction
- EPC Rating 'D'
- Council Tax Band 'C'



OFFERED WITH NO ONWARD CHAIN - Welcome to this attractive and well presented three-bedroom detached bungalow, in the desirable Village of Kellington. This property is perfect for those seeking a comfortable and peaceful living space, with its spacious rooms and convenient layout.

As you step into this spacious bungalow, you are greeted by a warm and inviting hallway which cleverly divides and defines the sleeping and living areas, The main lounge/diner offers plenty of space to relax and entertain guests. The large windows allow natural light to flood the room, creating a bright and airy atmosphere. There are also large doors out from the lounge into the South facing rear garden.

The well-appointed kitchen boasts ample worksurface and cupboard space, making it a pleasure to cook and prepare delicious meals. There is also a convenient dining area adjacent to the kitchen, providing a perfect spot for family meals or gatherings with friends.

The bungalow features two generously sized bedrooms, both designed to offer comfort and tranquillity. There is also a third single bedroom that could also make a perfect playroom or office.

The property also includes a stylish family shower room.



Outside, the bungalow sits on a good size plot and boasts a South facing secure rear garden, ideal for enjoying the morning sun or hosting summer barbecues. The garden offers a tranquil space to unwind and enjoy outdoor activities.

There is a long tandem drive for at least two cars as well as a garage.

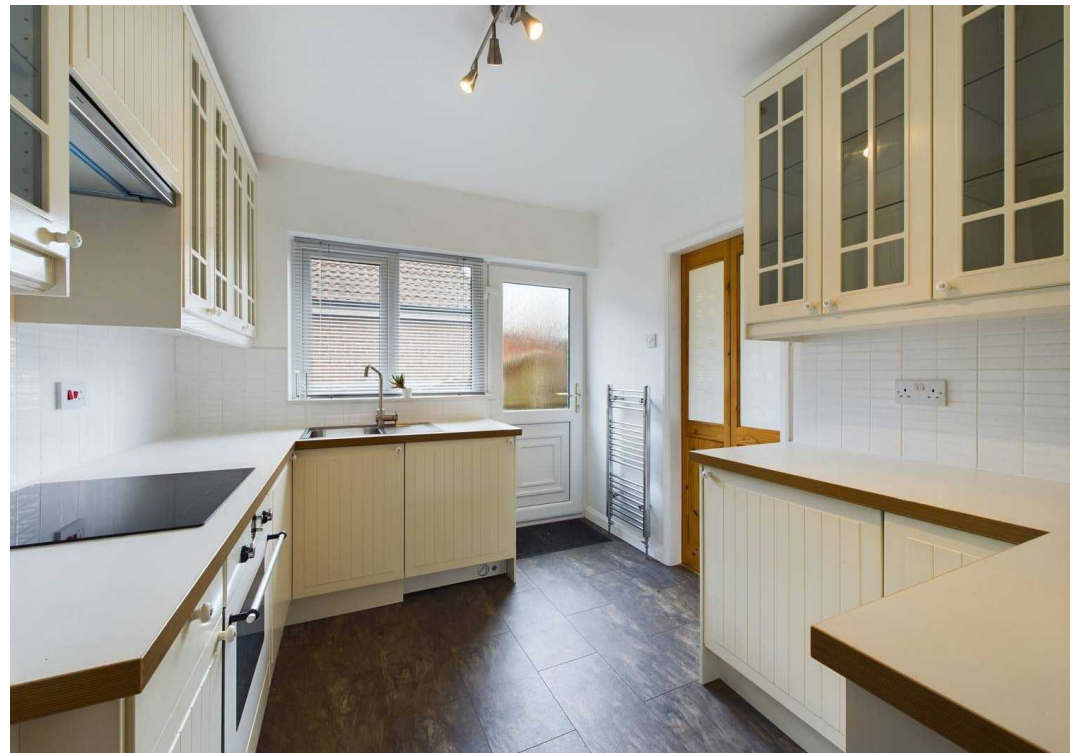
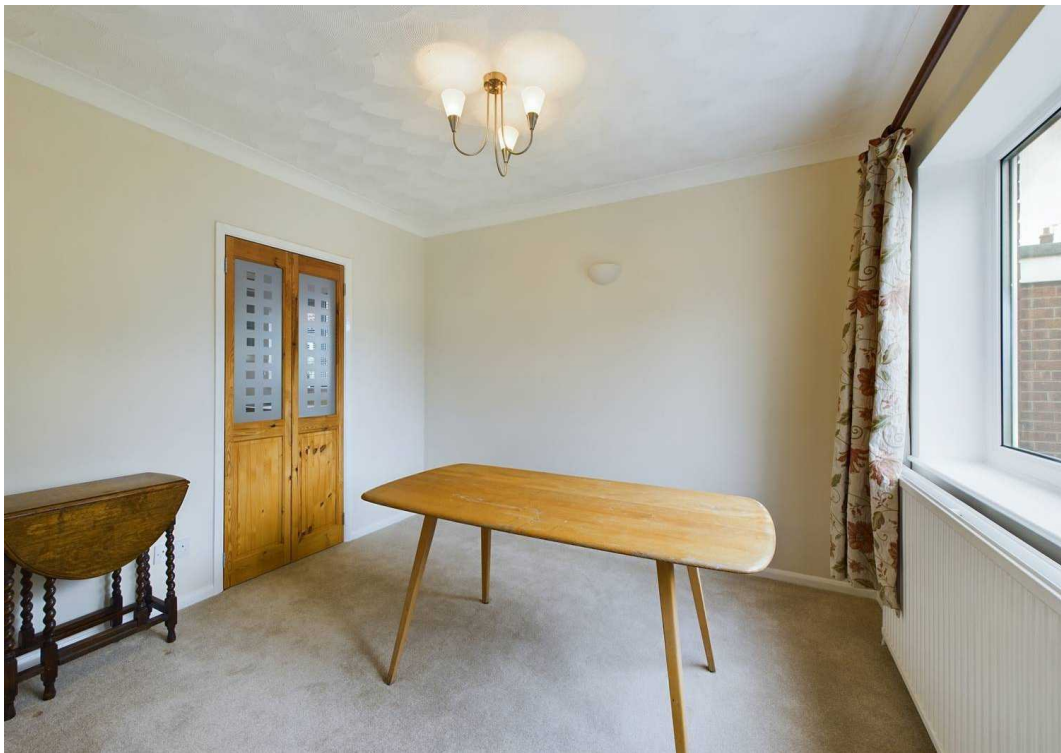
The bungalow is connected to mains electricity, gas central heating, water supply, and sewerage, ensuring convenience and comfort for its residents.

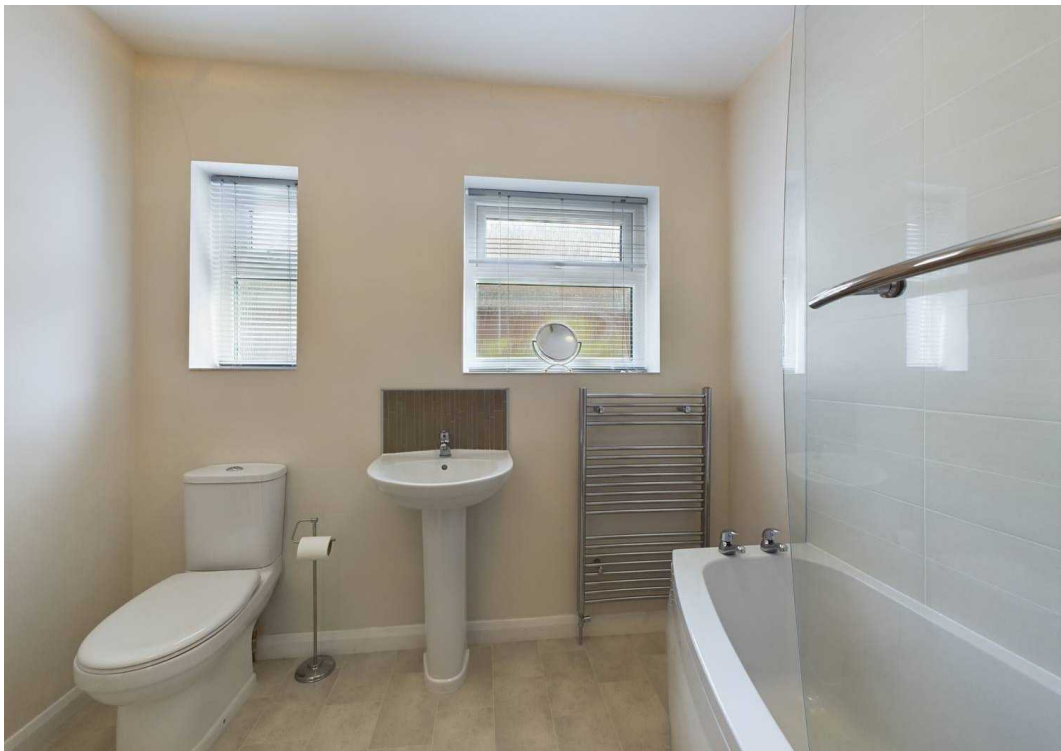
Built with quality materials, this brick-built bungalow is built to last and requires minimal maintenance, giving you more time to enjoy your new home.

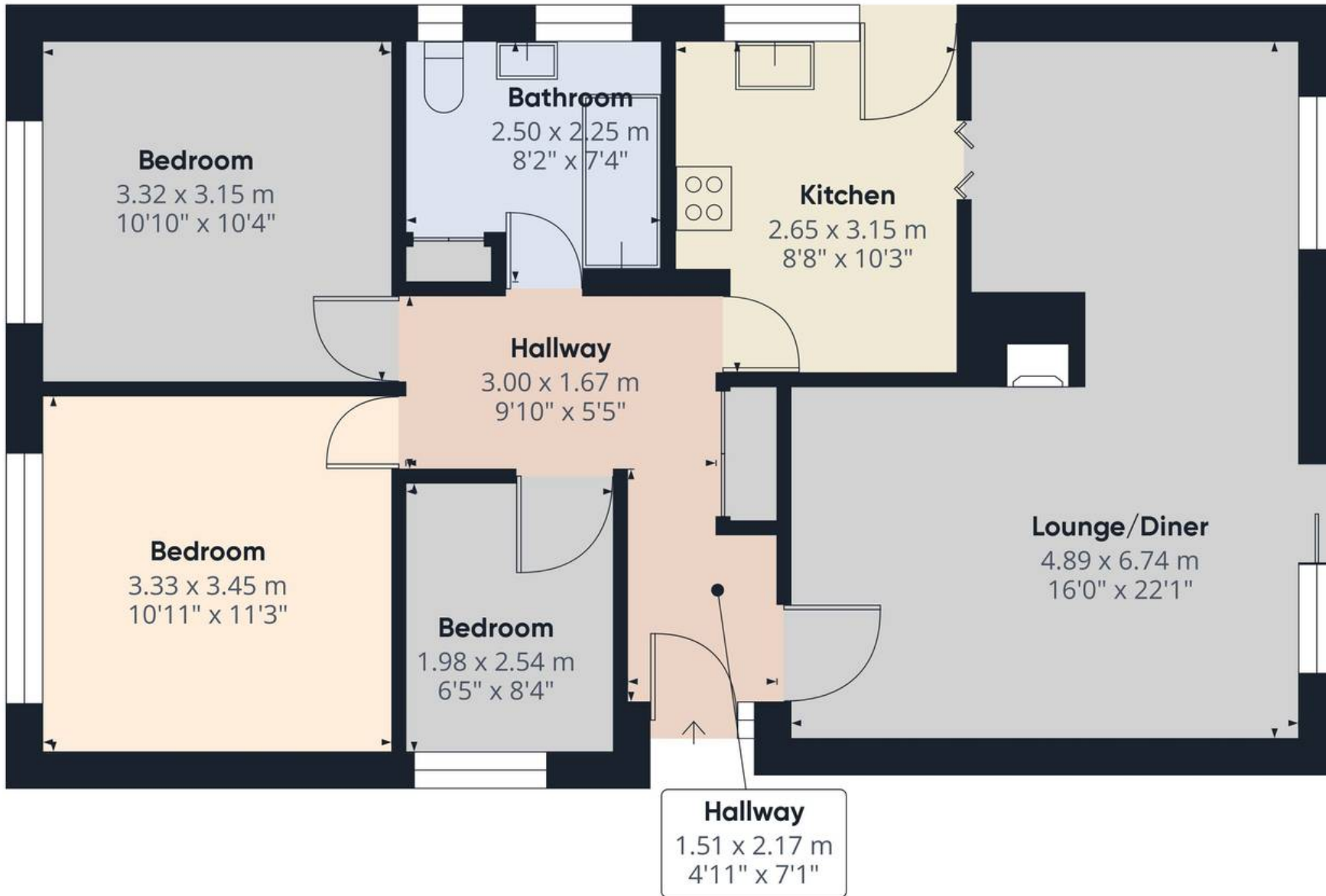
The property is offered with freehold tenure, providing peace of mind and security. The EPC rating is 'D', and the council tax band is 'D'.

Kellington is a sought-after Village South of Selby, known for its friendly occupants and essential amenities. The bungalow is within easy reach of local schools, shops, and recreational facilities, making it an ideal choice for families or individuals seeking convenience and a high quality of life. There are also great transport links for those needing the M62.

Don't miss out on the opportunity to make this lovely bungalow your new home. Schedule a viewing today and experience the comfort and tranquillity it offers!







Approximate total area⁽¹⁾

76.8 m²
826.67 ft²

(1) Excluding balconies and terraces

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



JP Harll

J P Harll Estate Agents, 24 Finkle Street - YO8 4DS

01757 709955 • sales@jpharll.co.uk • www.jpharll.co.uk/

