



Plough Garth, Kellington, DN14 0PD
Offers In The Region Of £250,000



Plough Garth

Kellington, Goole, DN14 0PD

- Three/Four Bed Semi-Detached House
- 96 Sq. M/ 1033 Sq. Ft.
- South Facing Rear Garden
- Off Street Parking and Garage
- Mains Water. Mains Drainage
- Mains Gas Central Heating. Mains Electricity
- FREEHOLD
- Brick Built Construction
- EPC Rating 'D' (58)
- Council Tax Band 'C'



Welcome to Plough Garth a popular residential street within easy reach of A19/M62. This well presented and spacious semi-detached house would be perfect for a Family looking to expand and utilise the well presented accommodation. With plenty of parking, garage and South facing garden this property is sure to tick a lot of boxes.

Walking through the front door and into this home you are greeted by the entrance hall with ground floor w.c. The hallway then leads conveniently to all of the ground floor accommodation. The entrance hall leads into the dining kitchen which is a great light and airy space with space for preparing meals and entertaining. There is a double bedroom/reception room to the ground floor as well as the separate lounge with attractive wood burner and patio doors out to the rear garden.

The attractive fitted kitchen features a range of wall cupboards offering plenty of storage solutions as well as attractive work surfaces. There is also a back door from this room out to the rear garden.

Upstairs to the first floor floor are three double bedrooms and family bathroom.

The stunning bathroom features walk in shower cubicle, free standing bath, basin and toilet and has been mainly tiled for ease of clean,

Externally the South facing rear garden is mainly laid to lawn with patio areas, mature flower beds and access to the garage.

To the front is a further garden with gate leading down the side of the property and to the rear garden.

Early viewing is recommended to appreciate the adaptability of this property and how much it has to offer.

Please note - Windows to the front elevation replaced 2024. Velux windows fitted to the rear 2023. Rear French doors added 2022.

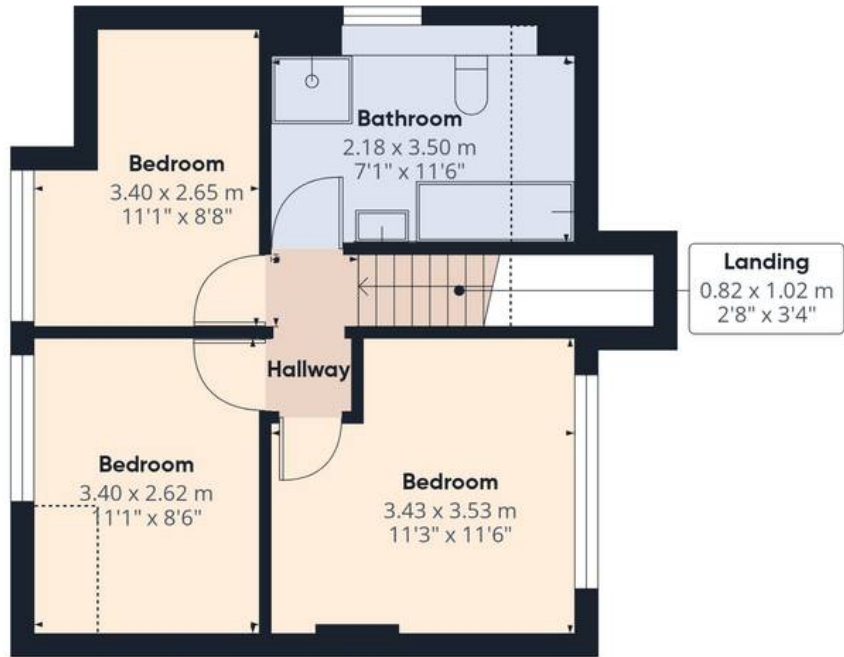








Ground Floor



Floor 1

Approximate total area⁽¹⁾

91.1 m²
981 ft²

Reduced headroom

3.8 m²
41 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



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