



Roxana, Main Street, Reedness, Goole, East Riding of Yorkshire, DN14 8EW

THIS SPACIOUS FOUR BEDROOM HOME ON MAIN STREET, REEDNESS OFFERS AN INCREDIBLE OPPORTUNITY FOR THOSE LOOKING TO EMBRACE A COUNTRY LIFESTYLE



With 9 acres of land, it's ideal for equestrian enthusiasts or anyone who enjoys open space. The house is move-in ready, featuring generous living areas and lovely outdoor spaces, including a large rear garden, dog kennels, and a summer house.

Summary

Conveniently located near the town of Goole and with easy access to the M62, this property offers both rural charm and practical connections.

Agent's Perspective

If you're looking for a rural property with great potential, this four-bedroom house on Main Street, Reedness, could be just what you need. It sits on 9 acres, perfect for those with equestrian interests or anyone seeking space to develop.

The wide road frontage means the property feels open and accessible, and there's plenty of room for parking with the large driveway that leads to the house.

Inside, the property is well-maintained and ready to move into. You enter through a handy porch into a welcoming entrance hall, which leads to the main living spaces.

The living room is bright and spacious, featuring a large bay window that lets in plenty of natural light, and a cosy fireplace for those colder evenings.

The breakfast kitchen is a good size, with enough room for family meals, and there's a separate dining room for more formal occasions or larger gatherings.





There are also two double bedrooms and a bathroom.

Upstairs, there are a further two double bedrooms, which is ideal for a family or guests, and a bathroom.

The outdoor space is really where this property shines though.

The rear garden is generous, with a lovely lawn area, purpose-built dog kennels, and a summer house—ideal for relaxing or enjoying a bit of outdoor space.

The 9 acres of land are a real bonus and could be used in various ways, depending on your interests.

Whether you want to set up an equestrian centre, expand your gardening, or simply enjoy the views, the choice is yours.

The village of Reedness offers a peaceful setting along the river Ouse, yet you're only a short drive from Goole, where you can find all the amenities you need. Plus, with easy access to the M62, getting to nearby cities or towns is straightforward.

Tenure

The property is freehold.

Council Tax

Council Tax is payable to the East Riding Of Yorkshire Council. From verbal enquiries we are advised that the property is shown in the Council Tax Property Bandings List in Valuation Band B.*

Fixtures & Fittings

Certain fixtures and fittings may be purchased with the property but may be subject to separate negotiation as to price.

Disclaimer

*The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.

Viewings

Strictly by appointment with the sole agents.

Site Plan Disclaimer

The site plan is for guidance only to show how the property sits within the plot and is not to scale.

Mortgages

We will be pleased to offer expert advice regarding a mortgage for this property, details of which are available from our Fine and Country Office on 01482 420999. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

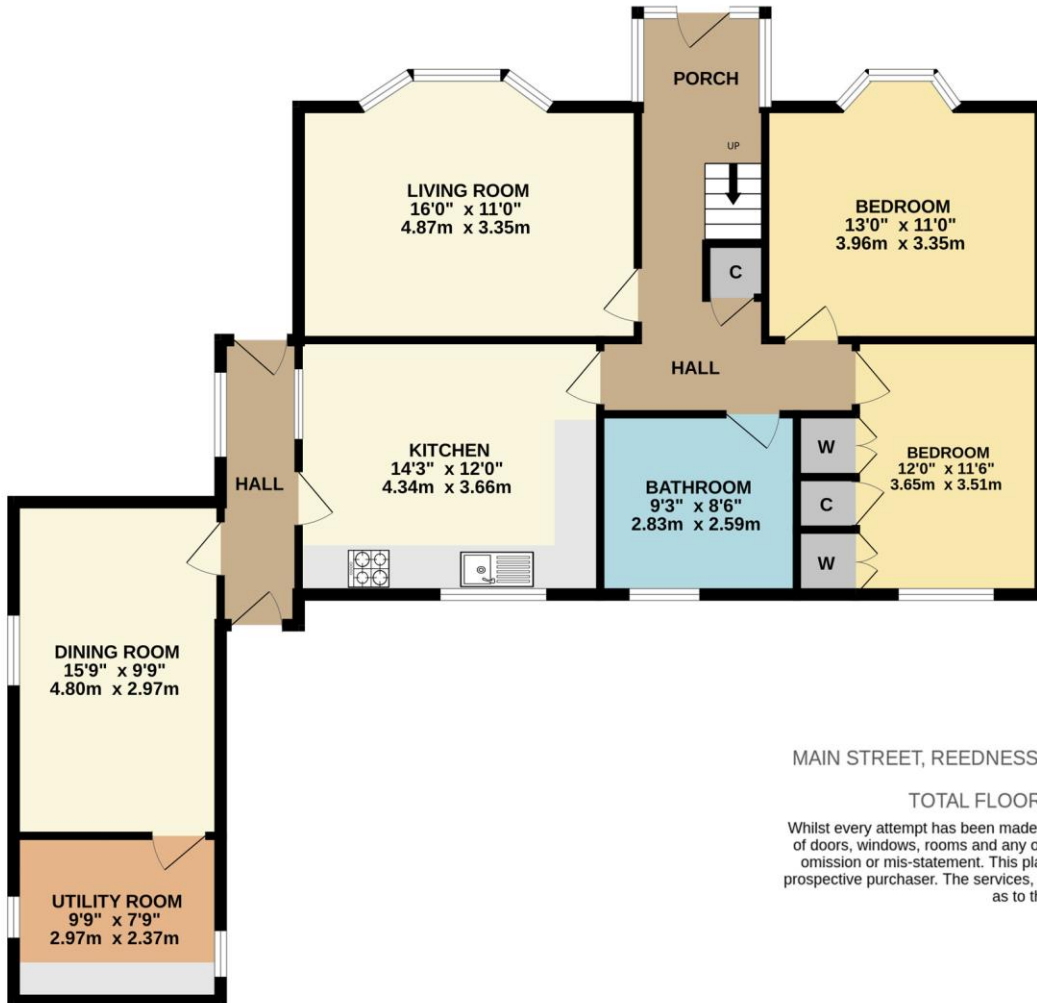
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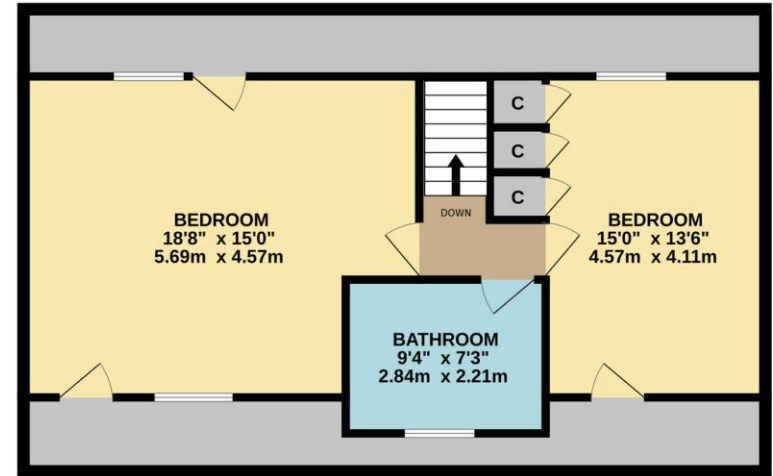




GROUND FLOOR
1126 sq.ft. (104.6 sq.m.) approx.



1ST FLOOR
762 sq.ft. (70.8 sq.m.) approx.



MAIN STREET, REEDNESS, GOOLE, EAST RIDING OF YORKSHIRE, DN14 8EW

TOTAL FLOOR AREA : 1888 sq.ft. (175.4 sq.m.) approx.

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To find out more or arrange a viewing please contact 01482 420999 or visit www.fineandcountry.com

