



## Myers Pasture, Goole, Goole



4



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### Offers in excess of £410,000

- No Chain
- Detached
- Four Double Bedrooms
- Open plan Kitched/diner
- Welcoming Entrance Hall
- South-facing Garden
- Freehold
- EPC rating B





For sale is this immaculate four-bedroom detached house, ideally positioned on a corner in a cul-de-sac in the sought-after town of Howden, Goole.

**\*\*With no onward chain this property is ready to be moved into straight away.\*\***

This property features two spacious reception rooms - one with large windows offering field views, and a second currently used as an office with convenient built-in storage.

The large open-plan kitchen at almost 28ft in length receives an abundance of natural light and includes a dining space, breakfast area, double doors leading out to the garden, and access to a utility room.

The home really benefits from extra high ceilings brilliantly adding extra room and light throughout downstairs.



Upstairs, the master bedroom boasts its own en-suite and built-in wardrobes, while a further three double bedrooms offer ample space for families. The second bedroom and third bedroom feature a Jack and Jill shared bathroom, and all three bathrooms are furnished with heated towel rails for comfort.

Outside both the front and rear gardens have been renovated with stones to borders. The south-facing garden features a large patio, perfect for outdoor dining, along with well-kept green space for relaxation. The property benefits from ample parking for multiple vehicles, an external garage with internal and external power and internal lighting.

A motion sensor light is also fitted above the garage and driveway, there is a motion sensor light to the rear garden and a large storage shed.

Families will appreciate the nearby schools and easy access to local amenities. Howden is known for its charming high street with independent cafes and shops, while the expansive Ashes Playing Field and the tranquil walks along the River Ouse are just a short stroll away.

For commuters, Howden Railway Station connects to Hull and York in under 40 minutes, and London Kings Cross is accessible via Doncaster with a total journey of approximately 2 hours. This property is well-suited for families seeking comfort, practicality, and a vibrant community in Howden. Council Tax Band D.





Entrance/Hall

Living Room 3.3m x 5.13m (10'10" x 16'10")

Study 1.84m x 2.74m (6'0" x 9'0")

W.C 1.9m x 1m (6'2" x 3'4")

Kitchen/Diner/Living 8.5m x 3.34m (27'11" x 11'0")

Utility 2.1m x 1.9m (6'11" x 6'2")

Stairs & Landing

Bedroom One 4m x 3.13m (13'1" x 10'4")

Ensuite 3m x 1.9m (9'10" x 6'2")

Bedroom Two 3.9m x 3.4m (12'10" x 11'2")

Jack and Jill Bathroom 2.4m x 1.92m (7'11" x 6'4")

Bedroom Three 3m x 3.5m (9'10" x 11'6")

Bedroom Four 3.3m x 3.3m (10'10" x 10'10")

Family Bathroom 2.1m x 1.7m (6'11" x 5'7")







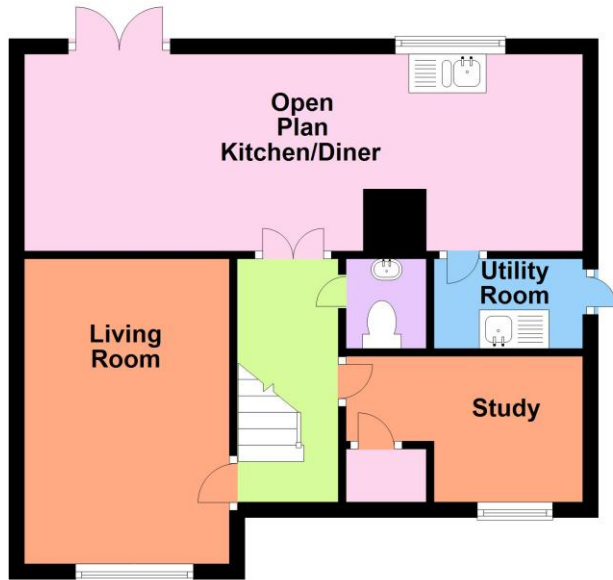
## Disclaimer

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## AML

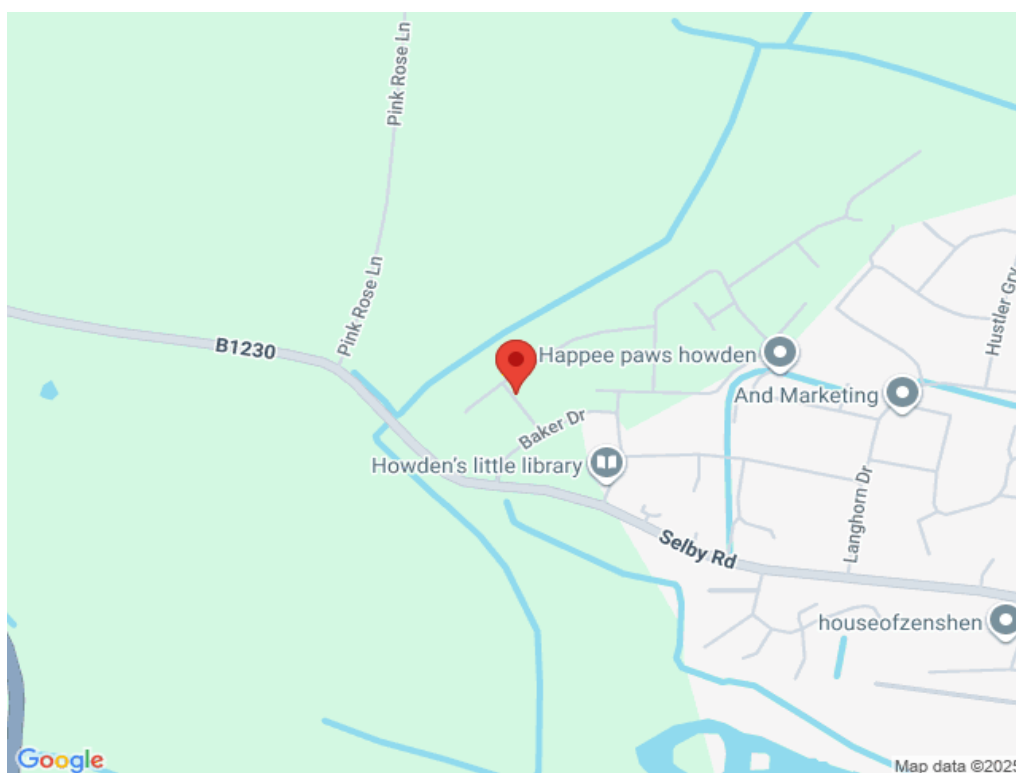
Should you wish to make an offer on this property we will complete mandatory Anti Money Laundering (AML) checks on behalf of HMRC. We outsource this process to our partners, Coadjute. Coadjute charge a fee for this service.

Ground Floor



First Floor





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