



SYMONDS + GREENHAM

Estate and Letting Agents



28 Riversdale Drive, Goole, Yorkshire DN14 5LJ

£370,000

STUNNING EXTENDED AND DETACHED THREE BED FAMILY HOME - PANORAMIC VIEWS OF THE RIVER OUSE - HUGE SOUTH FACING REAR GARDEN - DETACHED GARAGE AND OFF STREET PARKING - BI FOLDING DOORS TO THE GARDEN - THREE DOUBLE BEDROOMS WITH PLANNING PERMISSION FOR A FOURTH BEDROOM EXTENSION

Step into something truly special. This beautifully extended three-bedroom detached home offers style, space, and sensational views in equal measure. Perched on a generous plot with panoramic vistas over the River Ouse, this is a home that not only meets expectations – it exceeds them.

Inside, the property is finished to an impeccable standard throughout. The heart of the home is a stunning open-plan kitchen/living/dining space, bathed in natural light and flowing seamlessly through bi-folding doors onto the expansive south-facing garden – perfect for summer entertaining. A separate lounge with log burner adds warmth and charm for those quieter evenings, while the utility room and ground floor WC provide all the practical touches families need.

Upstairs features three generous double bedrooms, a contemporary family bathroom, and a balcony off the master suite – ideal for morning coffee with river views. And if you're dreaming of even more space? Planning permission is already in place for a fourth bedroom extension.

GROUND FLOOR

ENTRANCE HALL

with stairs to the first floor

LOUNGE

15'9 max x 11'9 max (4.80m max x 3.58m max)

A beautiful and well decorated reception room with multi fuel log burner

OPEN PLAN KITCHEN/DINING/LIVING

A superb open plan area

KITCHEN

11'4 max x 15'0 max (3.45m max x 4.57m max)

With a range of a level and base level units with complimenting work surfaces, range of integrated appliances including wine cooler in dishwasher, space for fridge freezer, space for range oven, overhead extractor fan and double Belfast sink with mixer tap

DINING

with door to the side path and rear garden

LIVING

14'0 max x 22'6 max (4.27m max x 6.86m max)

A spacious reception room bursting with natural light coming through the bi-folding doors

UTILITY ROOM

with a range available on base level units with complementing work surfaces, plumbing for washing machine and space for tumble dryer

DOWNSTAIRS WC

A convenient downstairs toilet of low-level WC, pedestal handbasin and storage cupboard



FIRST FLOOR

LANDING

BEDROOM ONE

11'3 max x 14'4 max (3.43m max x 4.37m max)

An excellent sized double bedroom with fitted wardrobes and French doors to the balcony

BEDROOM TWO

10'1 max x 12'4 max (3.07m max x 3.76m max)

A second good sized double bedroom

BEDROOM THREE

11'1 max x 7'5 max (3.38m max x 2.26m max)

A third double bedroom

BATHROOM

5'9 max x 12'4 max (1.75m max x 3.76m max)

A stunning bathroom suite with walk-in shower, heated towel rail, vanity handbasin unit, standalone bath with mixer tap and tiles to splashback areas

WC

with low level WC and pedestal hand basin

BALCONY

OUTSIDE

The huge south facing rear garden is quite the sun trap and an excellent space to relax or entertain guests. It is laid mainly to lawn with an area of raised decking and enclosed by brick wall. The property has fantastic views to the rear over the River Ouse.



GARAGE AND PARKING

The property benefits from a detached garage and driveway providing off street parking for a number of vehicles.



CENTRAL HEATING

The property has the benefit of gas central heating (not tested).

DOUBLE GLAZING

The property has the benefit of double glazing.

TENURE

Symonds + Greenham have been informed that this property is Freehold

If you require more information on the tenure of this property please contact the office on 01482 444200.

COUNCIL TAX BAND

Symonds + Greenham have been informed that this property is in Council Tax Band D

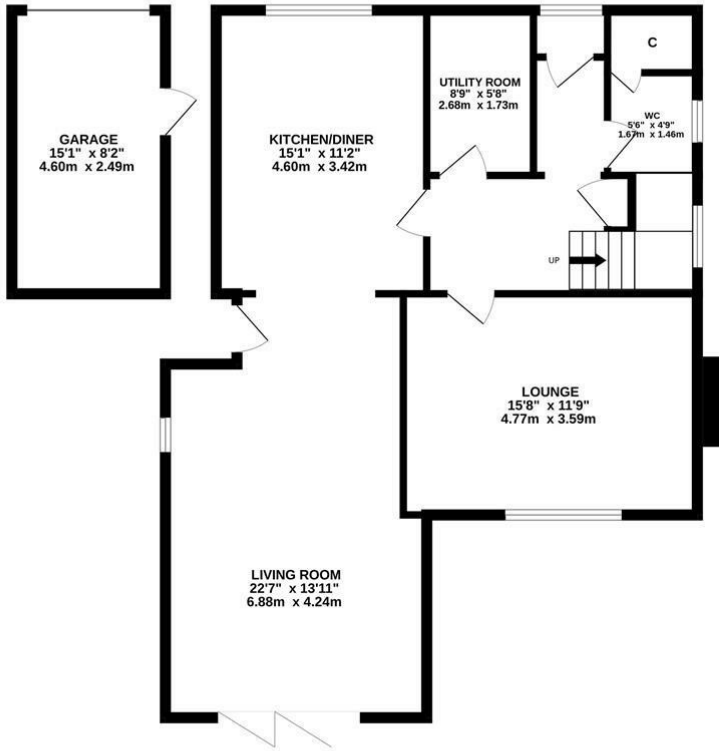
VIEWINGS

Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

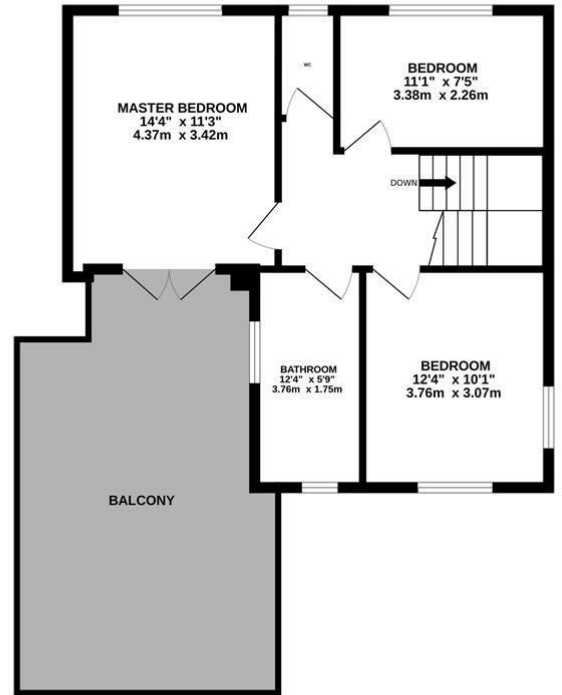
DISCLAIMER

Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

GROUND FLOOR
978 sq.ft. (90.9 sq.m.) approx.



1ST FLOOR
535 sq.ft. (49.7 sq.m.) approx.



TOTAL FLOOR AREA : 1513 sq.ft. (140.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2023

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(02 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

