



£170,000

3 Bedroom Cottage for sale
3 Ward Cottages, Skelton, Goole





Overview

Fantastic cottage-style end terrace property with direct river view in the quaint village of Skelton. Perfect for first-time buyers and with NO ONWARD CHAIN! Large lounge with woodburner, open plan kitchen/dining room, significantly sized garden and off-street parking. Viewing is a must!



Key Features

- NO ONWARD CHAIN
- Perfect For First-Time Buyers
- Three Bedrooms
- En-Suite Shower Room To Principal Bedroom
- Wood Burning Fireplace In Lounge
- Incredible River Views
- Large Garden
- Recently Refurbished, Cottage Style
- Off-Street Parking
- Excellent Commuter Links





For anyone looking for the feel of rural living within just a few minutes' drive from the historic market town of Howden, this cottage-style end-terrace property is an ideal home for first-time buyers or small families and is available with NO ONWARD CHAIN!

Heading into the property through the entrance hall, you will find yourself in a sizeable lounge with direct views onto the vast expanse of the River Ouse. Rather than passing traffic in most properties, you can spend a relaxing day in front of the wood-burning fireplace watching boats float silently past as they head towards Goole.

Through to the rear of the property, you will find yourself in a large and recently refurbished kitchen/dining room, with plenty of space for both meal times and social family activities. With plenty of natural light, this is a perfect environment for families to share precious mealtimes together.



The house bathroom completes the first floor.

Heading upstairs, you will find three well-proportioned bedrooms. The principal bedroom looks out to the river and benefits from a well-proportioned ensuite shower room. The other two bedrooms look out over the large rear garden and have ample room for children to rest and play.

To the rear of the property, you will find an unusually large garden for a property this size. Stretching back for almost 40 metres and including an outbuilding for additional storage, this is a garden that offers a truly tranquil space for relaxation, play, and even hosting family and friends for outdoor social occasions on a warm summer's day.

The charming front garden also offers a fantastic spot for watching the world go by. This quiet village location offers a real sense of peace and quiet.

The property benefits from electric powered central heating and off-street parking for at least two vehicles. Despite the riverside location, the flood risk on this property is assessed as VERY LOW for both rivers and seas and surface water.

Lounge
12' 1" x 12' 1" (3.70m x 3.70m)

Kitchen/Dining Room
16' 8" x 14' 9" (5.10m x 4.50m)

Bathroom

8' 2" x 6' 7" (2.51m x 2.03m)

Principal Bedroom
12' 5" x 10' 2" (3.79m x 3.10m)

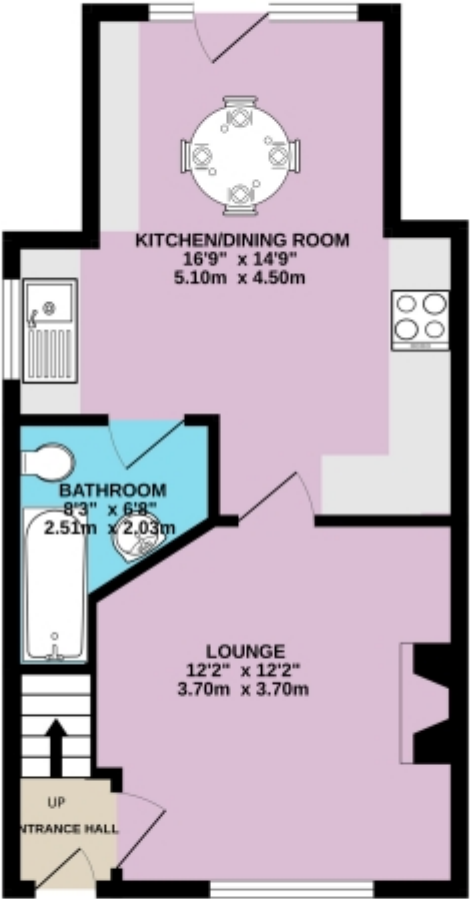
Ensuite Shower Room
6' 2" x 3' 8" (1.90m x 1.12m)

Bedroom 2
11' 6" x 8' 2" (3.51m x 2.50m)

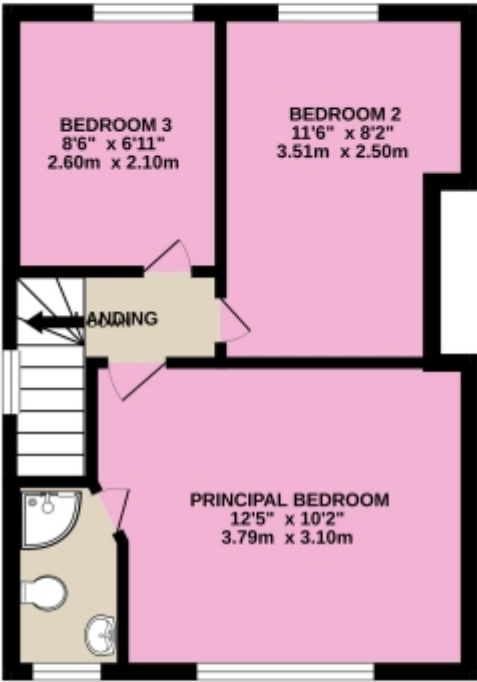
Bedroom 3
8' 6" x 6' 10" (2.60m x 2.10m)

Floorplans

GROUND FLOOR
461 sq.ft. (42.8 sq.m.) approx.



1ST FLOOR
368 sq.ft. (34.2 sq.m.) approx.



TOTAL FLOOR AREA : 829 sq.ft. (77.0 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.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		



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