

## Directions

## Viewings

Viewings by arrangement only. Call 0114 483 0038 to make an appointment.

## EPC Rating

A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	94	94
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

**JC SALES & LETTINGS**

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**2 Bowers Lane, Carlton, Goole, DN14 9GG**

**Asking price £450,000**

- Truly stunning, four bedroom, two bathroom detached property
- Finished to an extremely high standard
- Single garage and private drive for 3 to 4 vehicles
- Under-floor heating throughout the ground floor
- Approx 6 years remaining on CML warranty
- Occupying an enviable position on this small, private development
- En-suite and dressing room to the master bedroom
- Bi-fold doors providing access to the rear garden
- Solar panels
- Open plan living





## 2 Bowers Lane, Goole DN14 9GG

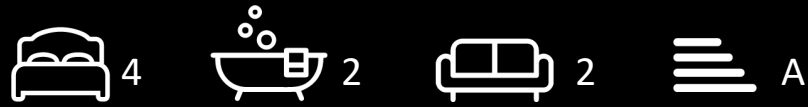
TRULY STUNNING and LARGER THAN AVERAGE, four DOUBLE bedroom, DETACHED property with TWO BATHROOMS, 3 to 4 car DRIVE, SOLAR PANELS and DETACHED SINGLE GARAGE.

Occupying an enviable position on this HIGHLY SOUGHT AFTER, SMALL PRIVATE DEVELOPMENT.

This property has been finished to an extremely high specification and benefits from under-floor heating throughout the ground floor, bi-fold doors to the rear garden, large bedrooms with a walk-in wardrobe to the master bedroom.

Ideal for a family and situated in the very popular village of Carlton, which is just 5 miles from Selby and conveniently located for primary schools, secondary schools, an abundance of local amenities and public transport links.

This property truly needs to be viewed to appreciate the size and standard of accommodation on offer! An early viewing is highly recommended to avoid disappointment. EPC Grade A.



Council Tax Band: E

