

**ROXANA
MAIN STREET
REEDNESS, DN14 8EW**

(Goole - 5miles) (J36 M62 - 6 miles)

FOR SALE

INVITING OFFERS BETWEEN £560,000 - £585,000



- A Detached Dormer Bungalow in nearly 9 Acres.
- Rural Village Location with far reaching views.
- 2 Reception Rooms, Kitchen, 4 Bedrooms, 2 Bathrooms
- Adjoining Land.
- Potential for Equestrian and other uses.

Selling Agents

DDM Agriculture

Bishops Manor, HOWDEN,

DN 14 7BL

Tel: 01430 331333

Ref: Charles Clegg

E-mail: howden@ddmagriculture.co.uk



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GENERAL REMARKS AND STIPULATIONS

Roxana, Main Street, Reedness, Goole, East Yorkshire, DN14 8EW is situated in the middle of the rural village of Reedness and is 5 miles east of Goole and access to the M62 motorway.

The property is approached from Goole by travelling east from Old Goole along Swinefleet Road into Swinefleet and at the roundabout in Reedness turn left and follow the road to Reedness and the property is in the middle of the riverside village on the right hand side.

Description

The property comprises a well presented Detached Dormer Bungalow standing in nearly 9 Acres and offering excellent potential for equestrian and other uses.

The Bungalow comprises Lounge, Kitchen, Utility Room, 2 Ground Floor Bedrooms, Ground Floor Bathroom, 2 Dormer Bedrooms and Bathroom. Outside is front garden, ample off-street parking, well laid out rear garden with kennel and summerhouse. Side land with separate access of Main Street and all opening onto the arable land in all nearly 9 acres.

Accommodation comprises:-

20ft Central Entrance Hall

Having UPVC double glazed entrance door and panels, ceiling coving, central heating radiator, under-stairs cupboard and laminate flooring.

Lounge - 15' 10" x 10' 9" (4.83m x 3.28m)

plus walk-in bay area 8' 8" x 2' 3" (2.64m x 0.69m)

Having leaded effect UPVC double glazed bay window, ceiling coving, pine effect fireplace with open fire, central heating radiator and carpeting.



Kitchen - 14' 2" x 11' 11" (4.32m x 3.63m)

Having UPVC double glazed windows, ceiling coving, range of fitted units comprising stainless 1 1/2 sink unit set in quartz working surface to 2 sides with cupboards and drawers under including built-in fridge and corner carousel cupboard, further matching quartz working surface providing breakfast bar and further cupboards under, matching wall cupboards with under cupboard tiling. Central heating radiator and attractive floor tiling.



Side Passage - 13' 4" x 4' 1" (4.06m x 1.24m)

Having front and rear UPVC double glazed doors and side panel and carpeting.

Dining Room - 15' 9" x 9' 9" (4.8m x 2.97m)

Having UPVC double glazed window, central heating radiator and solid oak flooring.



Utility Room - 9' 11" x 6' 11" (3.02m x 2.11m)

Having 2 UPVC double glazed windows, stainless steel sink unit set in laminated working surface with cupboard and appliance space under. Firebird Enviromax oil central heating boiler and cushion floor covering.



Front Ground Floor Bedroom - 12' 11" X 10' 9" (3.94m X 3.28m) plus walk-in bay area 6' 10" x 2' 4" (2.08m x 0.71m)

Having lead effect UPVC double glazed bay window, ceiling coving, range of modern fitted units including wardrobe and over bed cupboards, central heating radiator and carpeting.



2nd Rear Bedroom - 11' 11" x 9' 3" (3.63m x 2.82m)

Having UPVC double glazed window, ceiling coving, central heating radiator, range of modern built-in wardrobes with central drawers and carpeting.

Bathroom - 9'2" x 8'6" (2.79m x 2.59m)

Having UPVC double glazed window, ceiling coving, tiled walls and laminated floor covering. Modern suite of panelled Jacuzzi bath with shower, vanity wash basin with cupboards under and W.C. Towel radiator.

Banistered Staircase and Landing leads to:**Master Bedroom** - 18'7" x 15'0" (5.69m x 4.57m)

Having part sloped ceiling with 2 Velux door windows, built-in wardrobes and storage, central heating radiator and carpeting and offering far reaching views over open countryside to the rear.

4th Bedroom - 15'0" x 11'2" (4.47m x 3.4m)

Having part sloped ceiling with Velux door window, built-in storage, central heating radiator and carpeting.

Bathroom - 9'3" x 7'2" (2.82m x 2.18m)

Having UPVC double glazed window, part tiled walls and tiled floor, walk-in shower, feature vanity wash basin with side laminate surface with cupboards, drawers and W.C. under. Towel radiator.

Front Garden

Front lawn garden with side concrete drive offering parking for several vehicles.

Rear Garden

Good sized rear lawn garden with paved patio area. Timber Shed, Timber Summer House and Dog Kennel and opens onto the adjoining arable land.

Adjoining Land

Adjoining the property and with frontage and separate access off Main Street is a useful area of grass which opens onto the arable land to the rear.

The whole extends to just under 9 Acres.

Overage

The property is sold subject to an Overage whereby should Planning Permission be obtained on the adjoining land for a residential dwelling then the seller will be entitled to 50% of the uplift in value caused by the Planning Permission.

Plan

The property is shown on the attached plan edged red and hatched yellow, for identification purposes only.

Services

Mains services of Water, Electricity and Drainage are installed.

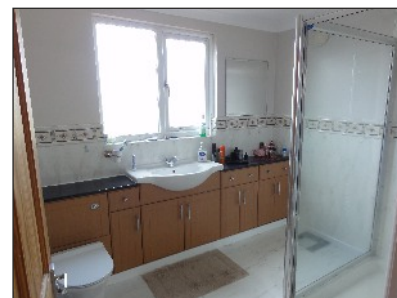
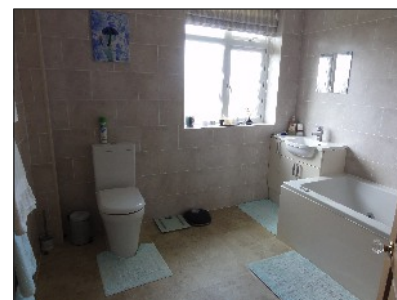
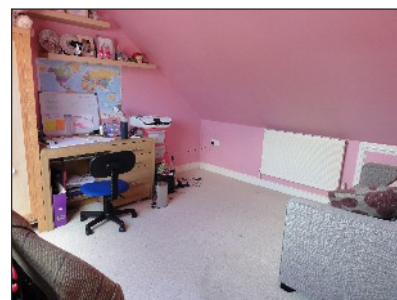
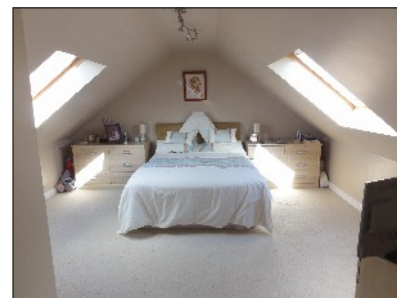
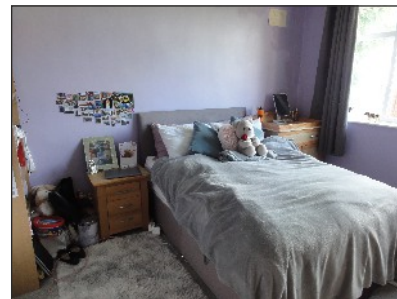
Central heating is provided by the oil central heating boiler in the utility room.

None of the services or associated appliances have been checked or tested.

Viewings

If you require any further information or wish to view this property please contact the Selling Agents, DDM Agriculture, Bishops Manor, Howden, DN 14 7BL

01430 331333 or email enquiries@ddmagriculture.co.uk



Council Tax

East Riding of Yorkshire Council . Council Tax Band 'B'

Offer Procedure

If you are interested in this Property and wish to make an Offer then this should be made to DDM Agriculture. We would point out that under the Estate Agency Act 1991, you will be required to provide us with the relevant Financial Information for us to verify your ability to proceed with the purchase, before we can recommend your Offer to the Vendor. It will also be necessary for you to provide Proof of Identification in order to adhere to Money Laundering Regulations.

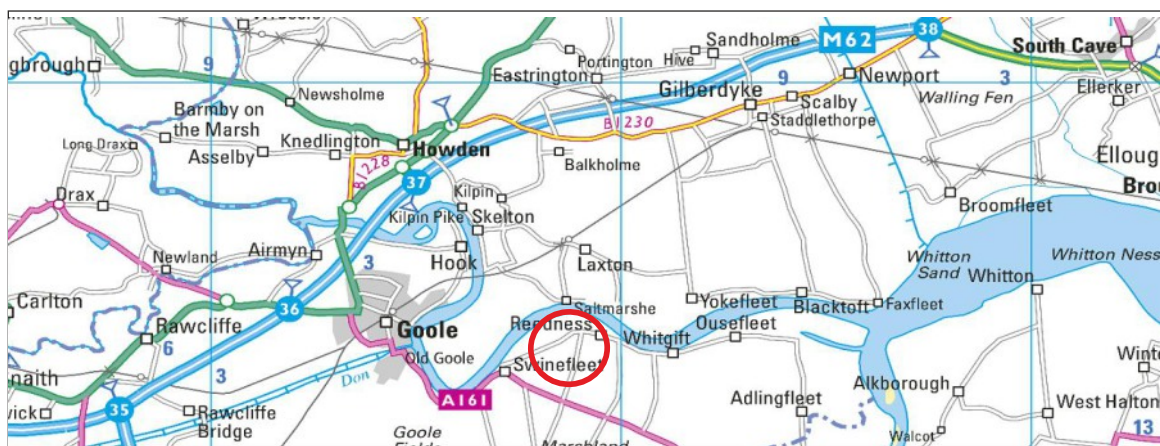
Energy Performance Graph

An Energy Performance Certificate is available to view at the Agent's Offices and the Energy Efficiency Rating is shown.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

Floor Plans

These floor plans are intended as a guide only. They are provided to give an overall impression of the room layout and should not be taken as being scale drawings.



Important Notice

DDM Agriculture for themselves and the Owner of this property, whose agents they are, give notice that:

- These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract, and must not be relied upon as statements or representations of fact.
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CAC/MFB/HO-24/122
25th June 2024