



HUNTERS[®]
HERE TO GET *you* THERE

The Old Post Office Main Street, Beal, Goole, DN14 0SW

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Offers Over £395,000

DESCRIPTION

Hunters Selby are delighted to offer for sale this individual well presented four bedroom detached house situated within the popular village of Beal. The property benefits from a gas central heating system, UPVC double glazing and briefly comprises entrance hall, lounge, dining room, sitting room, boot room, kitchen and utility room to the ground floor. To the first floor bedroom one has en-suite bathroom, three further bedrooms and a family bathroom. The property also benefits from a separate reception room, office and workshop that could be used as a business premises, turned into a self contained annexe, or be incorporated into the current house subject to planning permission. It could also be extended upwards increasing the floor space of the current house by a further 365 sq. ft. Plans were drawn up previously and planning permission granted, to convert the shop premises into a three bedroom semi detached house. The planning permission has now lapsed but could be resubmitted. The plans are available on request. Outside of the property double gates lead to a large single garage, blocked paved patio area which is perfect for summer dining, mature shrubs and a garden laid to lawn. Viewing comes highly recommended to appreciate this individual home on offer. Call Hunters Selby seven days a week to book a viewing.

LOCATION

Beal is a rural village located approximately three miles from Eggborough, eight miles from Selby and twenty one miles from York. The village offers good access to the M62 motorway network.

DIRECTIONS

Leave Selby along the A19 Doncaster Road, passing through Brayton, Burn and Chapel Haddlesey. Take the right turning to Kellington and Beal. Turn right onto Roall Lane continue onto Eastfield Lane, continue onto Low Road then turn right onto Beal Lane continue onto Main Street where the property is identified on the right hand side by our Hunters for sale board.

Material Information - Selby

Tenure Type; Freehold
Council Tax Banding; D
EPC Rating : D

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Main Street, Beal, Goole, DN14

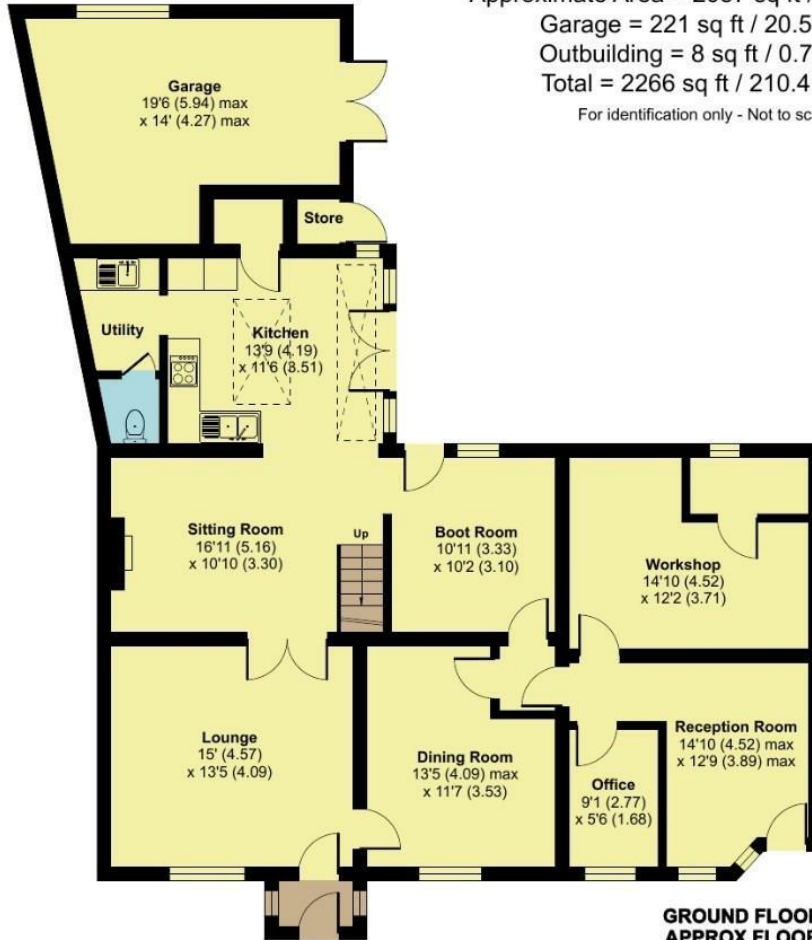
Approximate Area = 2037 sq ft / 189.2 sq m

Garage = 221 sq ft / 20.5 sq m

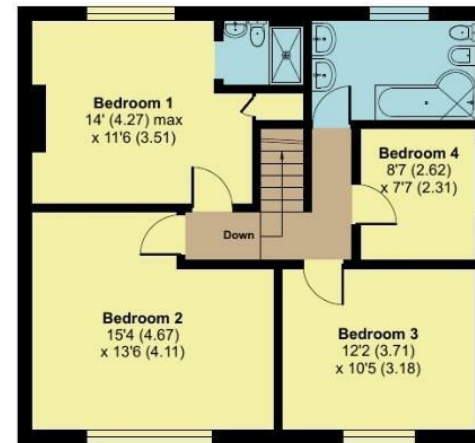
Outbuilding = 8 sq ft / 0.7 sq m

Total = 2266 sq ft / 210.4 sq m

For identification only - Not to scale



**GROUND FLOOR
APPROX FLOOR
AREA 124.4 SQ M
(1340 SQ FT)**



**FIRST FLOOR
APPROX FLOOR
AREA 64.7 SQ M
(697 SQ FT)**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hunters Property Group. REF: 1130629

