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11 Waverley Close, Carlton, Goole, DN14 9LS

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Asking Price £350,000

DESCRIPTION

Enjoying a corner position. Hunters (Selby) are delighted to offer for sale this well presented three bedroom detached home situated within the popular village of Carlton. The property benefits from a gas central heating system, UPVC double glazing and briefly comprises an entrance hall, lounge, kitchen, utility room, bathroom, dining room and conservatory to the ground floor. To the first floor there is three bedrooms and a bathroom. Outside of the property a driveway leads to the double garage with electric roller door. There is a generous size low maintenance garden with shrub borders which wraps round the property. There is also a separate decking area which is ideal for outside dining with shrub borders. Viewing comes highly recommended. Call Hunters Selby seven days a week to book a viewing.

LOCATION

Carlton village offers local amenities including two local village stores, a post office, a local doctors surgery, pub and a fish and chip shop. The adjacent village of Snaith offers a wide range of shops including a mini supermarket, chemist, butcher, cafes, pubs. several hairdressers, florists and takeaway outlets.

DIRECTIONS

From Selby take the A1041 proceed through the village of Camblesforth and on entering the village of Carlton High Street, turn right onto Hepworth's Lane. Turn left onto Low Street and then left on Waverley Close where the property can be identified by our Hunters For Sale Board.

Material Information - Selby

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

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Noo House Number, Property Address Here

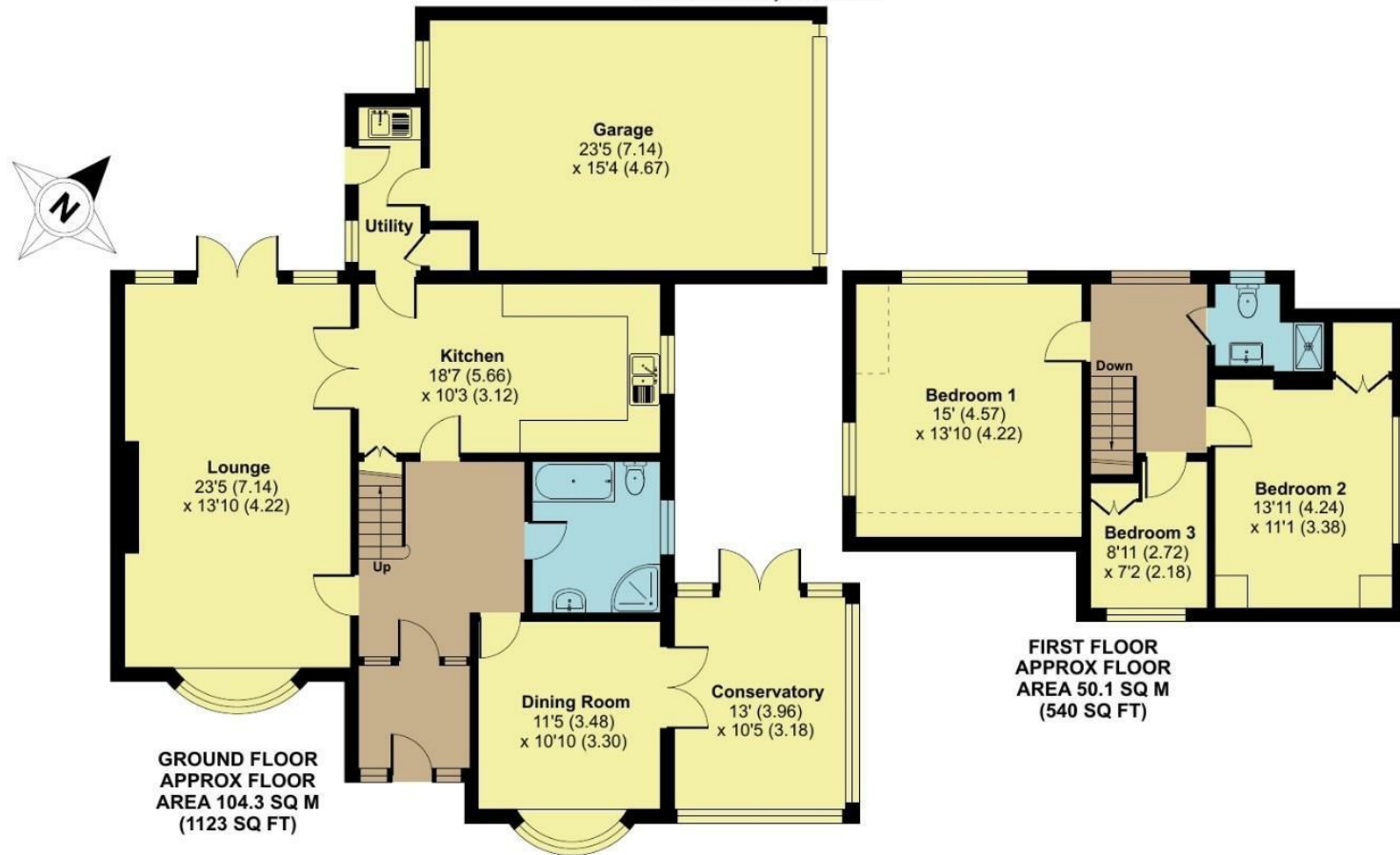
Approximate Area = 1663 sq ft / 154.4 sq m

Limited Use Area(s) = 33 sq ft / 3 sq m

Garage = 360 sq ft / 33.4 sq m

Total = 2056 sq ft / 190.8 sq m

For identification only - Not to scale



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlclicom 2024. Produced for Hunters Property Group. REF: 1141806

