The Old School House Spaldington, Goole, DN14 7NJ

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Asking Price £460,000

DESCRIPTION

The Old School house is an unique opportunity to purchase this individual detached three bedroom family home situated to the south of York within the rural Hamlet of Spaldington. The property benefits from oil central heating, UPVC double glazing and briefly comprises an entrance hall, downstairs bathroom, kitchen, dining room, living room, and utility room to the ground floor. To the first floor three bedrooms with built in wardrobes and a shower room. To the front of the property a graveled driveway leads to the single garage along with a garden laid to lawn and shrub borders. To the rear of the property there is a generous size garden laid to lawn along with patio area, mature trees and fencing around the perimeter. Viewing comes highly recommended to appreciate this unique property on offer. Call Hunters Selby seven days a week to book a viewing.

LOCATION
Spaldington is situated approximately twenty miles to the south of York providing easy access to the M62 Leeds motorway. The villages of Holme on Spalding Moor, Bubwith and the market town of Howden are within convenient access.

DIRECTIONS
Proceeding out of Selby on the A19, turn onto the A163 Howden Road. Continue along the Howden Road passing through the villages of North Duffield and Bubwith. Continue on the A163 Market Weighton Road, turn right onto the B1228, bear left onto Willitoft Road and then left onto Ings Lane where the property can be identified by our Hunters for sale board.

Material Information - Selby
Tenure Type; Freehold
Council Tax Banding; D
EPC Rating : E

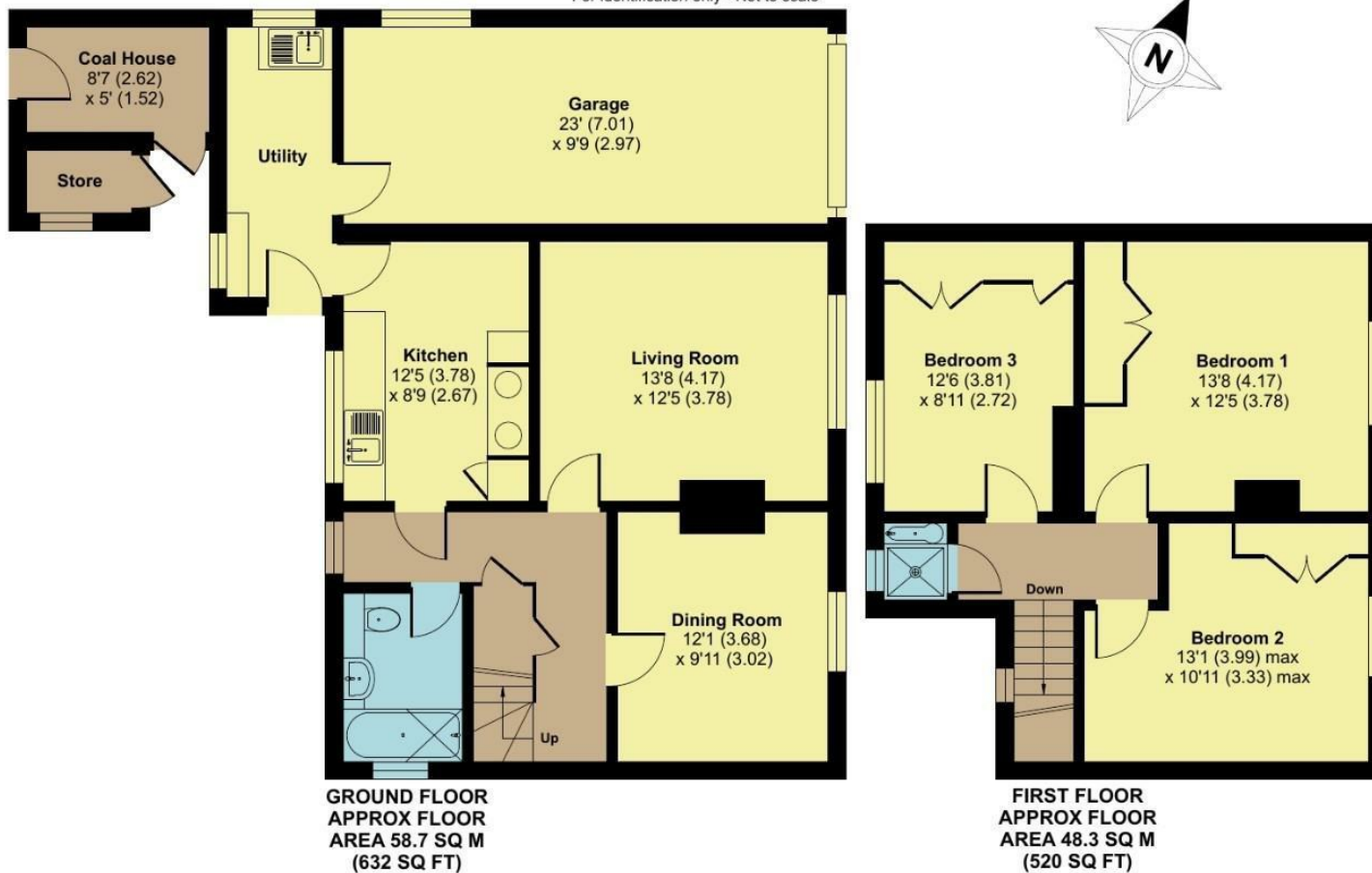# The Old School House, Spaldington, Goole, DN14

Approximate Area = 1152 sq ft / 107 sq m
Garage = 214 sq ft / 19.8 sq m
Outbuildings = 58 sq ft / 5.3 sq m
Total = 1424 sq ft / 132.1 sq m

For identification only - Not to scale

Coal House
8'7 (2.62)
x 5' (1.52)

Store

Utility

Garage
23' (7.01)
x 9'9 (2.97)

N

Kitchen
12'5 (3.78)
x 8'9 (2.67)

Living Room
13'8 (4.17)
x 12'5 (3.78)

Dining Room
12'1 (3.68)
x 9'11 (3.02)

Up

GROUND FLOOR
APPROX FLOOR
AREA 58.7 SQ M
(632 SQ FT)

Bedroom 3
12'6 (3.81)
x 8'11 (2.72)

Bedroom 1
13'8 (4.17)
x 12'5 (3.78)

Down

Bedroom 2
13'1 (3.99) max
x 10'11 (3.33) max

FIRST FLOOR
APPROX FLOOR
AREA 48.3 SQ M
(520 SQ FT)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		70
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales — EU Directive 2002/91/EC

Environmental Impact (CO$_2$) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

England & Wales — EU Directive 2002/91/EC