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Hunters Way Broach Lane, Kellington, Goole, DN14 0ND

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# Hunters Way Broach Lane, Kellington, Goole, DN14 0ND

Asking Price £350,000

## DESCRIPTION

NO ONWARD CHAIN. Hunters Selby are delighted to offer for sale this individual detached three-bedroom home offering versatile family living accommodation situated in the village of Kellington with easy access to excellent commuter links. This well presented property benefits from a gas central heating system, UPVC double glazing and briefly comprises an entrance hall, lounge, kitchen, dining room and conservatory to the ground floor. To the first floor bedroom one with en-suite bathroom, two further bedrooms and a family bathroom. To the front of the property a gate leads to a driveway with parking for several vehicles along with a garden laid to lawn with shrub borders. To the side of the property a further gate leads to a garage with further parking. To the rear of the property there is a further garden laid to lawn and mature shrubs borders. Viewing comes highly recommended to appreciate the accommodation on offer. Call Hunters Selby seven days a week to book a viewing.

## LOCATION

The village of Kellington is a small village and civil parish in the Selby district of North Yorkshire, England, on the banks of the River Aire and is situated South West of Selby. It is served by a public house, hotel and restaurant, a primary school awarded 'Good School' status by Ofsted in 2013. It is on a main bus route and close to A19 and M62 road networks and is approximately 8 miles from Selby and approximately 4 miles from Knottingley with access to direct national rail networks.

## DIRECTIONS

From our Finkle Street Selby office, turn right onto Gowthorpe and proceed along to the traffic lights and turn left and follow the A19 in a southerly direction, continue through the villages of Brayton, Burn, Chapel Haddlesey, carry on until you are level with the power station, take the first turning on the right hand side signposted Kellington, carry on for approximately 1.5 miles, take the left hand turn onto Main Street and continue onto Broach lane and the property can be identified by our Hunters For Sale Board.

## Material Information - Selby

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

Hunters Selby 23 Finkle Street, Selby, YO8 4DT | 01757 210884  
selby@hunters.com | www.hunters.com

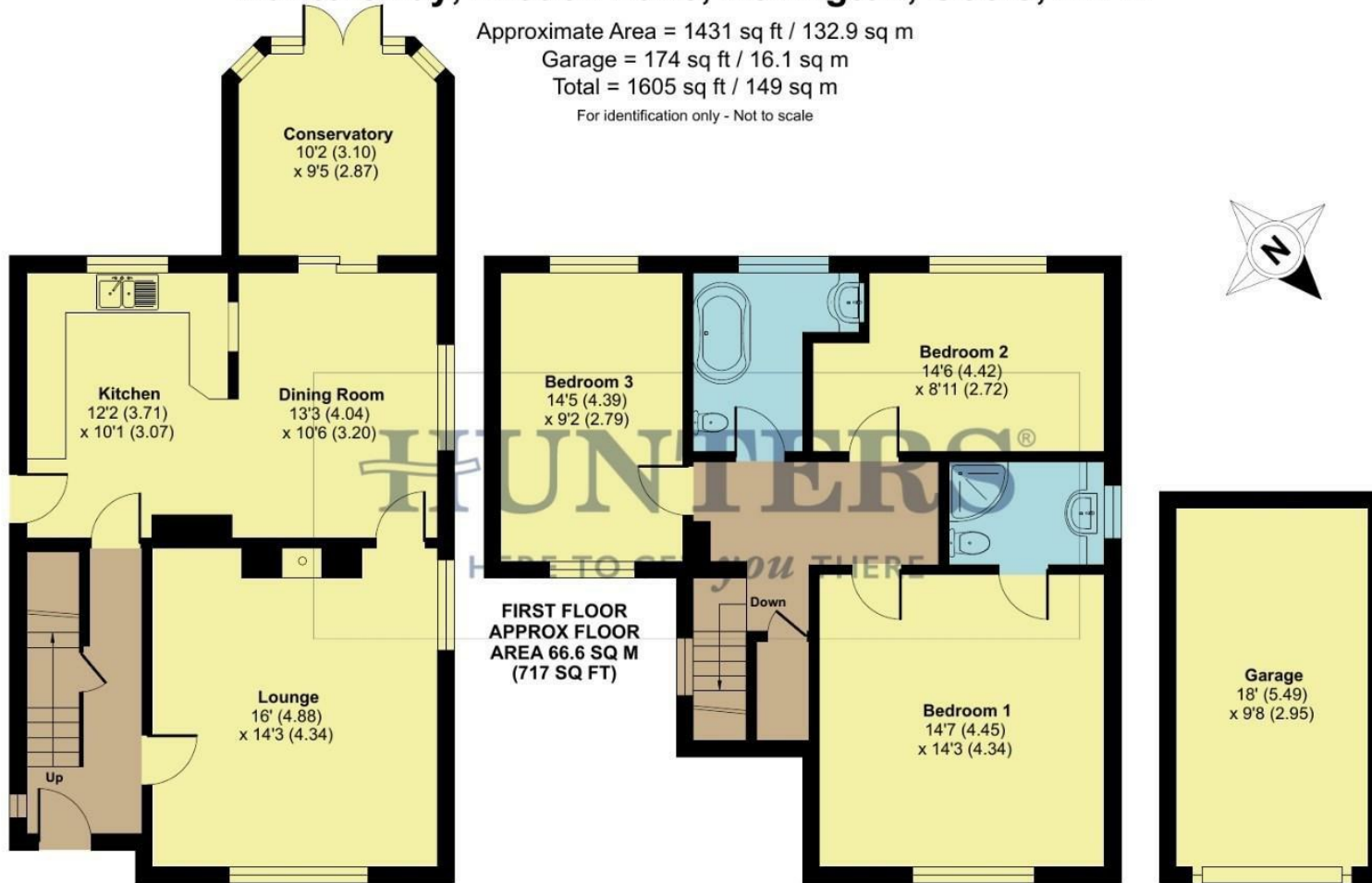
# Huntersway, Broach Lane, Kellington, Goole, DN14

Approximate Area = 1431 sq ft / 132.9 sq m

Garage = 174 sq ft / 16.1 sq m

Total = 1605 sq ft / 149 sq m

For identification only - Not to scale



**GROUND FLOOR  
APPROX FLOOR  
AREA 66.3 SQ M  
(714 SQ FT)**

**FIRST FLOOR  
APPROX FLOOR  
AREA 66.6 SQ M  
(717 SQ FT)**

**GARAGE  
APPROX FLOOR  
AREA 16.1 SQ M  
(174 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: 1154378



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(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			
		41	77
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(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 environmentally friendly - higher CO <sub>2</sub> emissions			
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