



**HUNTERS**<sup>®</sup>

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19 Fairfield Avenue, Carlton, Goole, DN14 9FP

# 19 Fairfield Avenue, Carlton, Goole, DN14 9FP

## Asking Price £230,000

### **DESCRIPTION**

NO ONWARD CHAIN. Hunters (Selby) are delighted to be able to offer for sale, this well presented, three-bedroom, semi-detached property, situated within the popular commuter village of Carlton.

The property benefits from gas central heating system, UPVC double glazing and briefly comprise of an entrance hall, lounge and kitchen/dining room, and WC, to the ground floor. To the first floor, 2 double bedrooms, one with en-suite shower room, one single bedroom and a family bathroom.

To the front of the property, a driveway leads down the side of the house and offers parking for two vehicles. There is also a small front garden with a variety of mature shrubs and hedging. To the rear of the property there is a west facing garden, laid to lawn, with patio area and fencing around the perimeter. The soffits of the house contain downward spot lighting which gives it a striking illuminated appearance on an evening.

Please note that the property has an annual service charge payable to Carlton Green (Carlton) Management Company LTD for the communal areas, grounds maintenance under their care. Estimated at £225 per annum for the period 1 Jan to 31 Dec 2024.

Viewing is highly recommended to appreciate the accommodation on offer. 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, two 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 left onto Fairfield Avenue and the property can be identified by our Hunters for sale board.

### **Material Information - Selby**

Tenure Type; Freehold

Council Tax Banding; C

EPC Rating : B

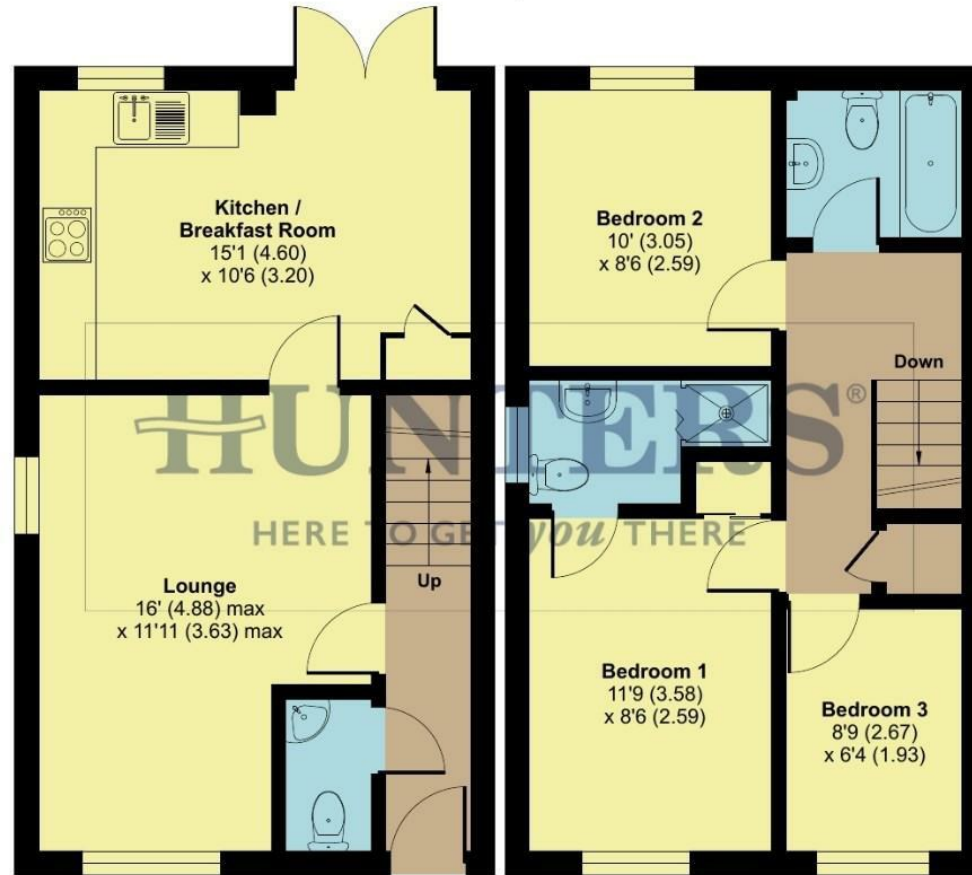
Hunters Selby 23 Finkle Street, Selby, YO8 4DT | 01757 210884

selby@hunters.com | www.hunters.com

# Fairfield Avenue, Goole, DN14

Approximate Area = 808 sq ft / 75 sq m

For identification only - Not to scale



**GROUND FLOOR**  
APPROX FLOOR  
AREA 37.5 SQ M  
(404 SQ FT)

**FIRST FLOOR**  
APPROX FLOOR  
AREA 37.5 SQ M  
(404 SQ FT)



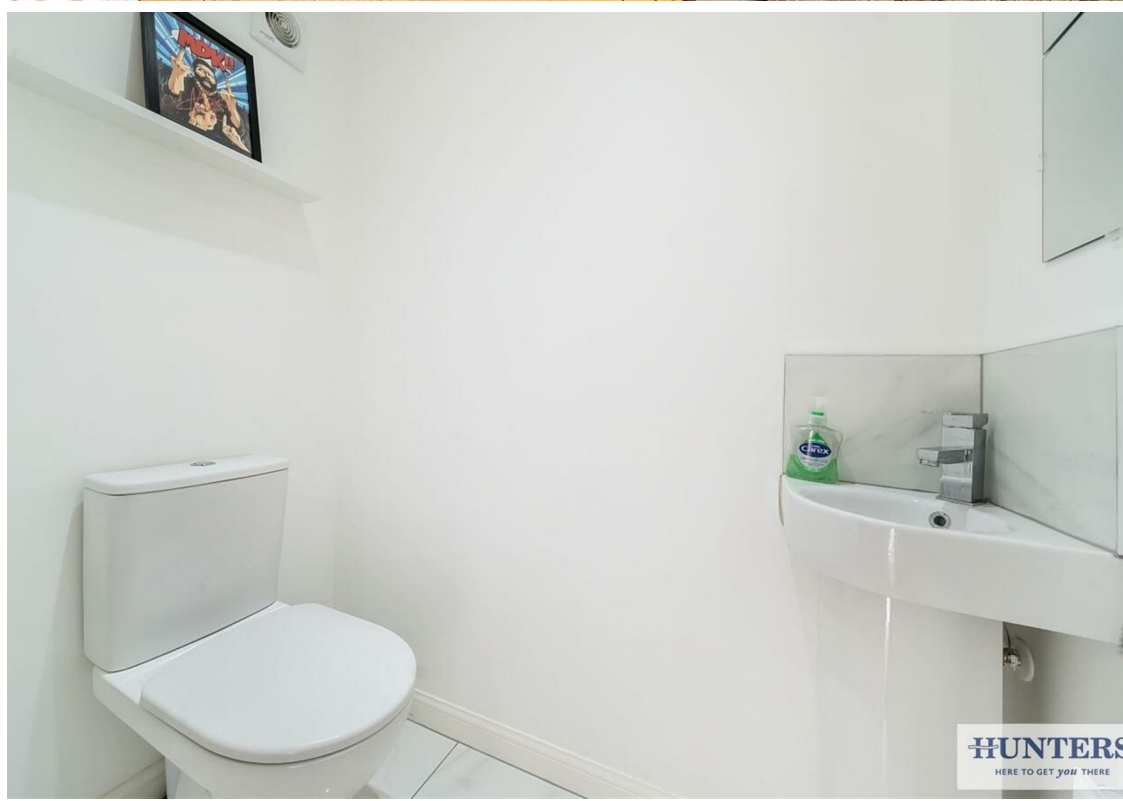
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hunters Property Group. REF: 1164377

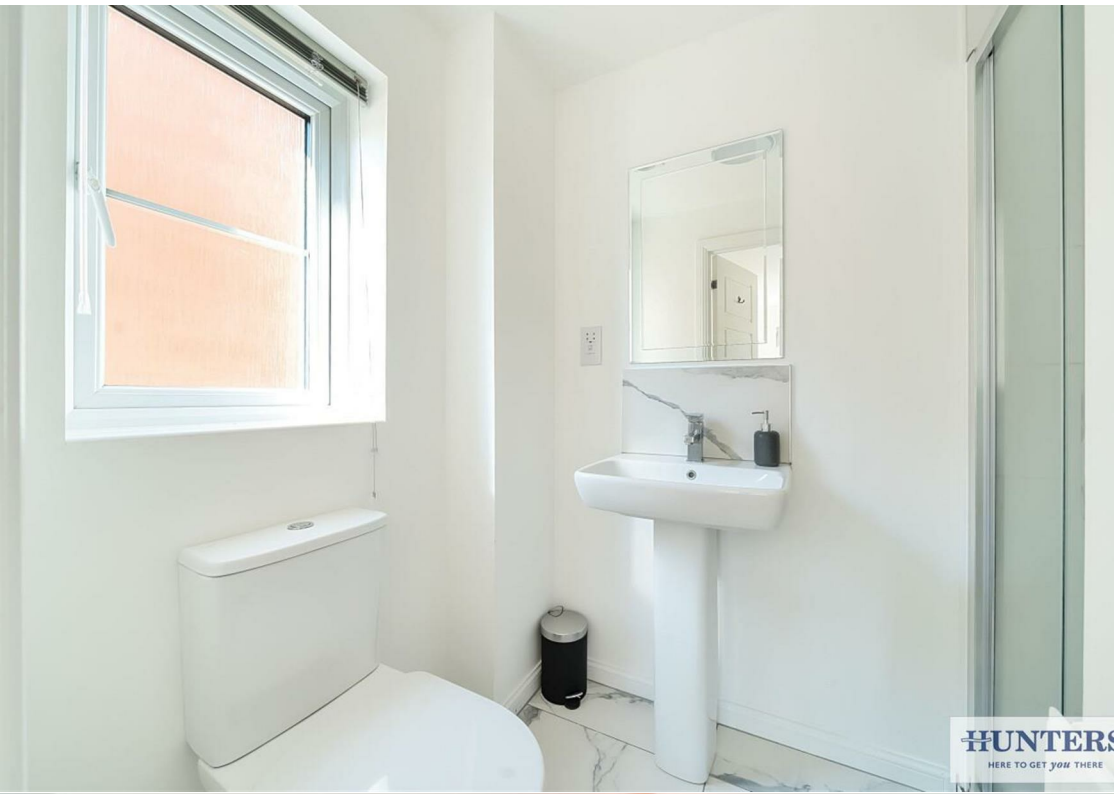


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>96</b>
(81-91) <b>B</b>		<b>84</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

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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