



HUNTERS[®]
HERE TO GET *you* THERE

22 Windermere Drive, Goole, DN14 6JW

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Asking Price £220,000

DESCRIPTION

Hunters (Selby) are delighted to offer for sale this two bedroom semi detached bungalow situated within Goole. The bungalow benefits from a gas central heating system, UPVC double glazing and briefly comprises a kitchen, lounge, bathroom, and two bedrooms and conservatory. To the front of the property there is a driveway with parking for several vehicles that leading to the garage along with a garden laid to lawn. To the rear of the property there is a patio area along with a further garden laid to lawn and fencing around the perimeter. Viewing recommended comes highly recommended to appreciate the accommodation on offer. Call Hunters, Selby seven days a week to book a viewing.

LOCATION

Goole is a port town and civil parish on the River Ouse in the East Riding of Yorkshire, England. The town's historic county is the West Riding of Yorkshire. Goole is south of the M62 linking it with Kingston upon Hull in the east and Leeds and the West Yorkshire urban belt in the west. To the north the A63 road via Howden provides local access to the A19 road to Selby and York. The M18 runs west of the town, connecting it with South Yorkshire, the South and the Midlands. Bus services to surrounding towns and villages are provided by East Yorkshire Motor Services, Stagecoach in Hull and Arriva Yorkshire.[11] Hull Trains is a popular train service in Goole, England. Hull Trains offers direct connections to London King's Cross from Goole.

DIRECTIONS

From Selby take the A19, at the roundabout take the third exit onto the Hull Road/A63, continue straight onto Barnhill Lane and onto Boothferry Road/B1228 then turn left onto Western Road. Take the left turn onto Westfield Avenue then turn right onto Newclose Lane, continue onto Coniston Way then take a final right hand turn onto Windermere Drive where the property

Material Information - Selby

Tenure Type; Freehold
Council Tax Banding; B
EPC Rating : C

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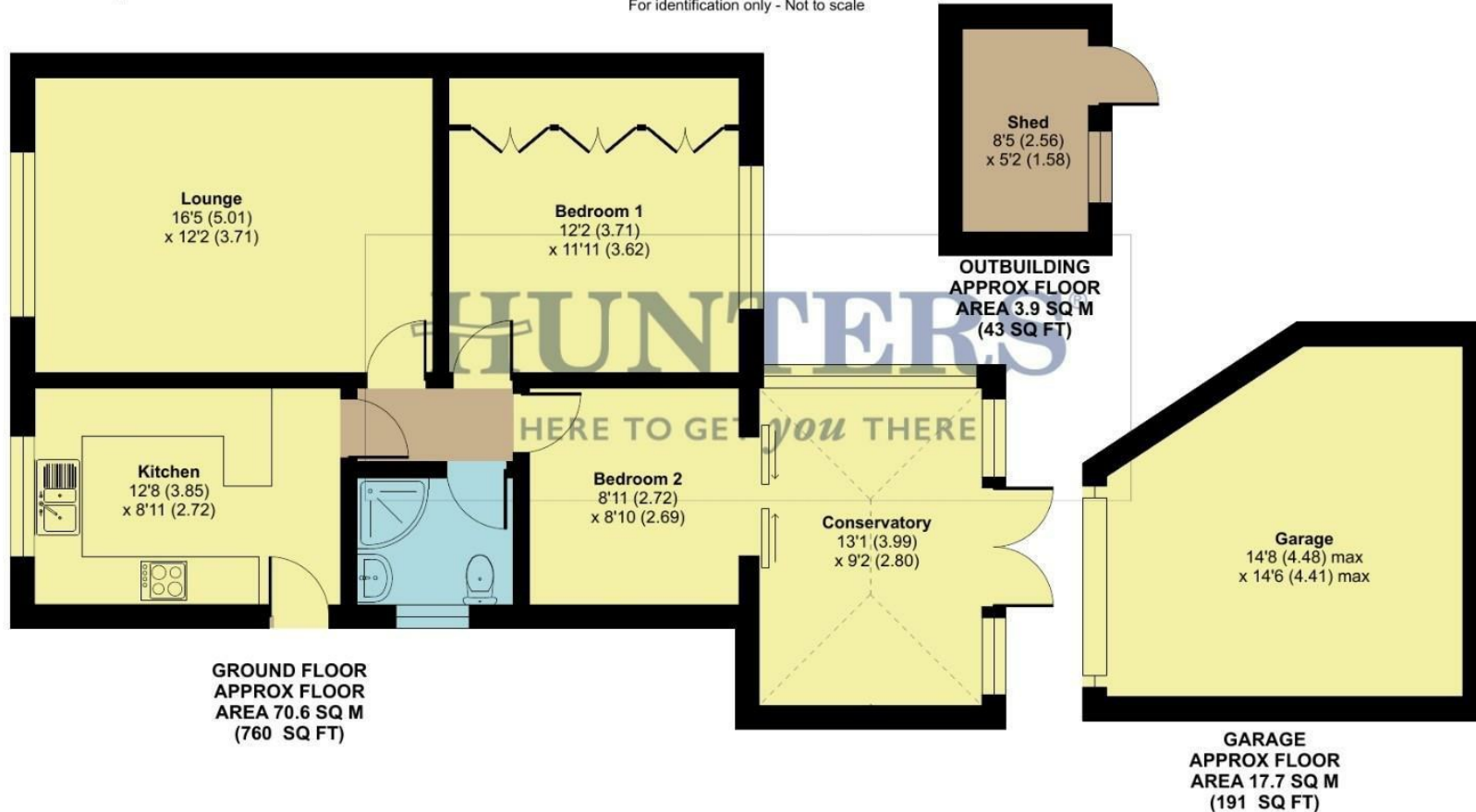
Approximate Area = 760 sq ft / 70.6 sq m

Garage = 191 sq ft / 17.7 sq m

Outbuilding = 43 sq ft / 3.9 sq m

Total = 994 sq ft / 92.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © n3checom 2025. Produced for Hunters Property Group. REF: 1268164



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(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 CO ₂ 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 CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

