



HUNTERS[®]

HERE TO GET *you* THERE

6 Village Farm Court, Beal, Goole, DN14 0UX

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Offers In The Region Of £395,000

DESCRIPTION

Hunters (Selby) are delighted to offer for sale this beautiful fully renovated four bedroom detached home situated within the popular village of Beal. The property benefits from a gas central heating system, UPVC double glazing and briefly comprises entrance hall, downstairs cloakroom/w.c, lounge, modern fitted kitchen, dining room and summer room to the ground floor. To the first floor bedroom one with en-suite bathroom, three further bedrooms/office and a family bathroom. To the front of the property there is a gate leading to an integral garage along with a driveway. To the rear of the property there is a garden laid to lawn with patio area and mature shrubs borders and fencing around the perimeter. Viewing is highly recommended to appreciate the accommodation this fully renovated home has on offer. Call Hunters Selby, seven days a week to book a viewing.

LOCATION

Beal is a rural village located approximately three miles from Eggborough, eight miles from Selby and twenty one miles from York. The village offers good access to the M62 motorway network.

DIRECTIONS

Leave Selby along the A19 Doncaster Road, passing through Brayton, Burn and Chapel Haddlesey. Take the right turning to Kellington and Beal. Turn right onto Roall Lane continue onto Eastfield Lane, continue onto Low Road then turn right onto Beal Lane. Continue on Beal Lane then turn right Village Farm Court where the property can be identified by a Hunters for sale board.

Material Information - Selby

Tenure Type; Freehold

Council Tax Banding; D

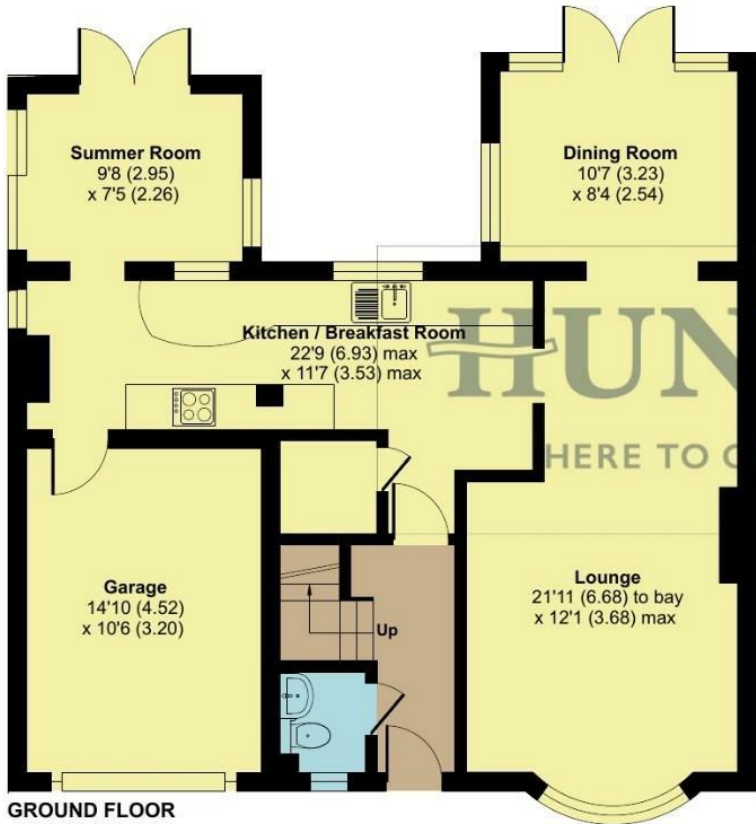
EPC Rating : C

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

selby@hunters.com | www.hunters.com

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Approximate Area = 1402 sq ft / 130.2 sq m
Garage = 152 sq ft / 14.1 sq m
Total = 1554 sq ft / 144.3 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 63.9 SQ M
(688 SQ FT)



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Hunters Property Group. REF: 1192644



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	80
EU Directive 2002/91/EC		
England & Wales		

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		
EU Directive 2002/91/EC		
England & Wales		

