



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

4 Waverley Close, Carlton, Goole, DN14 9LS

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# 4 Waverley Close, Carlton, Goole, DN14 9LS

Asking Price £310,000

## DESCRIPTION

Hunters (Selby) are delighted to offer for sale this beautifully presented three bedroom detached bungalow situated within the popular village of Carlton. The property benefits from a gas central heating system, UPVC double glazing and briefly comprises an entrance hall, living room, modern fitted kitchen with breakfast room, bedroom one with toilet and wash hand basin, two further bedrooms and a bathroom. To the front of the property there is driveway leading to a garage along with a garden laid to lawn and shrub borders. To the rear of the property there is a low maintenance garden with fencing around perimeter. Viewing comes 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, 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 right onto Hepworth's Lane. Turn left onto Low Street and then left on Waverley Close where the property can be identified by our Hunters For Sale Board.

## Material Information - Selby

Tenure Type; Freehold

Council Tax Banding; D

EPC Rating : D

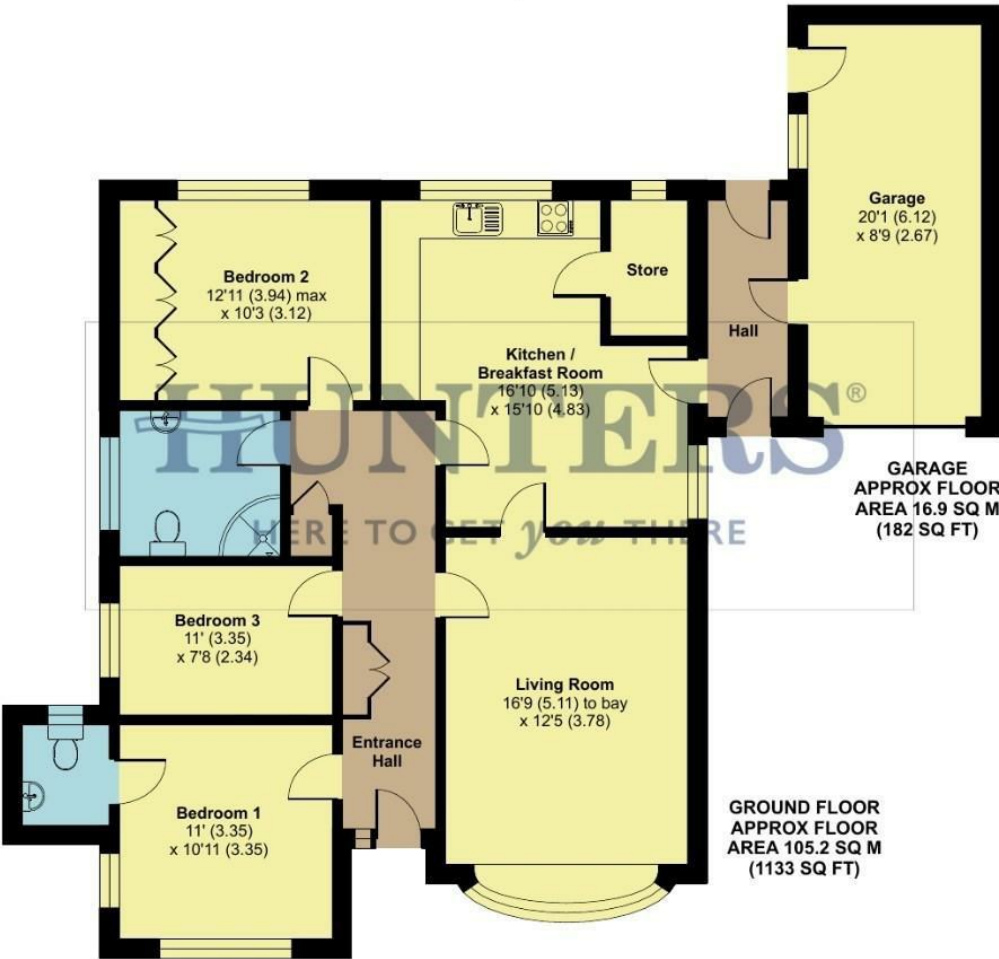
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Approximate Area = 1315 sq ft / 122.1 sq m (includes garage)

For identification only - Not to scale



GARAGE  
APPROX FLOOR  
AREA 16.9 SQ M  
(182 SQ FT)

GROUND FLOOR  
APPROX FLOOR  
AREA 105.2 SQ M  
(1133 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: 1190601

