



HUNTERS[®]
HERE TO GET *you* THERE

36 Whitley Farm Close, Whitley, Goole, DN14 0GL

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Asking Price £375,000

DESCRIPTION

Hunters (Selby) are delighted to offer for sale this well presented five bedroom detached home situated within the popular village of Whitley. The property benefits from LPG gas central heating system, UPVC double glazing and briefly comprises an entrance hall, downstairs cloakroom/w.c, kitchen/dining room and lounge to the ground floor. To the first floor are four double bedroom and a family bathroom Bedroom two has en-suite. To the second floor bedroom one has en-suite and a dressing room. To the front of the property there is parking for several vehicles along with an integral garage. To the rear of the property there is garden laid to lawn with decking area, open views and fencing around the perimeter. 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 Whitley is served close to the M62 motorway with links to M1 and A1 providing easy access to Leeds city centre, Doncaster, Pontefract, Wakefield and York. Leeds lies around 15 miles with a host of department stores, high street retail outlets, etc. Selby market town has a selection of shops, pubs, restaurants and a bustling market once a week. Close to all local amenities including three supermarkets, Abbey Walk Retail Park and the Market Cross Shopping Centre, railway station and the famous Selby Abbey. The new by-pass has enhanced the road networks with easy access to York, Leeds, Castleford, Doncaster with excellent road communications being A19, M62, A1041, A1 and M18.

DIRECTIONS

From Selby take the A19 Doncaster Road through the villages of Brayton, Burn and Chapel Haddlesey towards Whitley. On entering the village of Whitley, take the left hand turn onto Whitley Farm Close, where the property can be identified.

Material Information - Selby

Tenure Type; Freehold

Council Tax Banding; TBC

EPC Rating : C

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

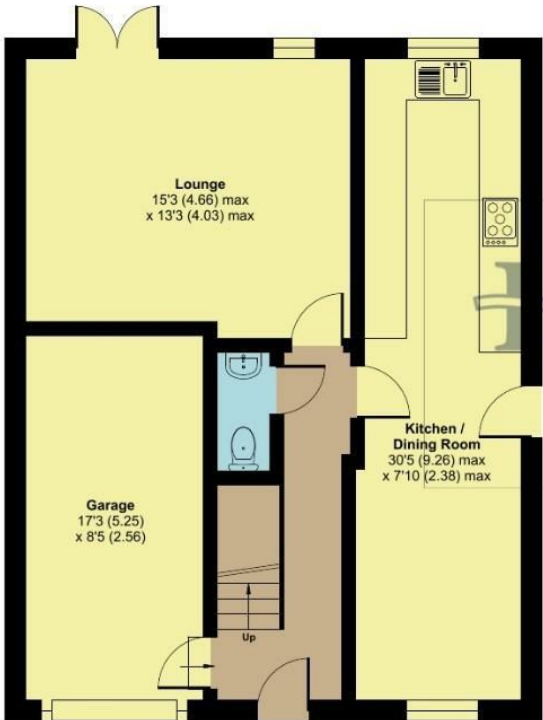
selby@hunters.com | www.hunters.com

Whitley Farm Close, Whitley, Goole, DN14

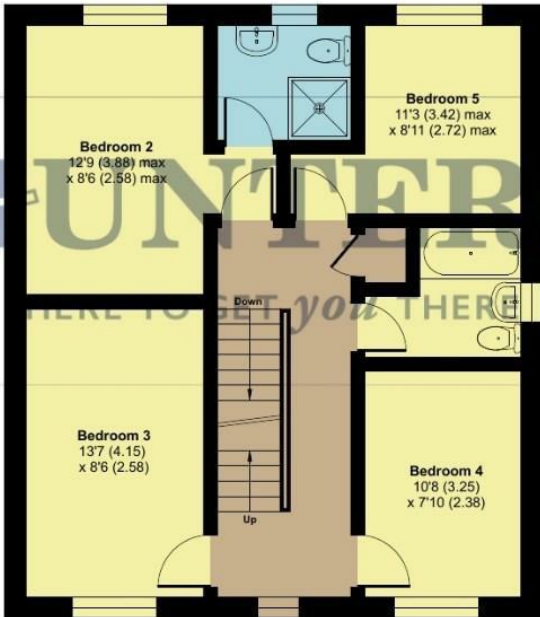


Approximate Area = 1500 sq ft / 139.3 sq m
Limited Use Area(s) = 171 sq ft / 15.8 sq m
Garage = 145 sq ft / 13.4 sq m
Total = 1816 sq ft / 168.5 sq m
For identification only - Not to scale

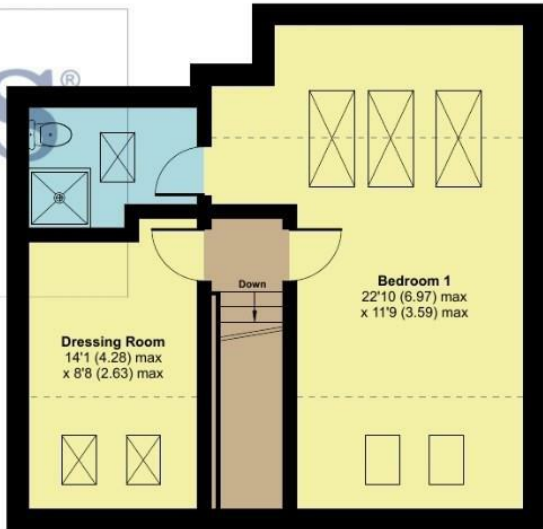
Denotes restricted head height



GROUND FLOOR
APPROX FLOOR
AREA 50.7 SQ M
(546 SQ FT)



FIRST FLOOR
APPROX FLOOR
AREA 58.7 SQ M
(632 SQ FT)



SECOND FLOOR
APPROX FLOOR
AREA 29.9 SQ M
(322 SQ FT)



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2025. Produced for Hunters Property Group. REF: 1362074



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		
	77	85
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		







