



HUNTERS
HERE TO GET *you* THERE

Airedale House Main Street, Beal, Goole, DN14 0SP

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Asking Price £315,000

DESCRIPTION

Hunters Selby are delighted to offer this fantastic opportunity to purchase a detached three-bedroom family home in a picturesque village of Beal. This versatile home benefits from a gas central heating system, UPVC double glazing and briefly comprises living room with multi fuel stove, family room, dining room and kitchen to the ground floor. To the first-floor there are three double bedrooms and a family bathroom. To the front of the property there is a driveway with parking for several vehicles and a detached garage. To the rear of the property there is a garden laid to lawn with patio area/undercover seating area ideal for entertaining and fencing around the perimeter. Viewing comes recommended to appreciate this unique property 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 onto Main Street where the property is identified on the right hand side by our Hunters for sale board.

Material Information - Selby

Tenure Type; Freehold

Council Tax Banding; C

EPC Rating : D

Hunters Selby 23 Finkle Street, Selby, YO8 4DT | 01757 210884
selby@hunters.com | www.hunters.com

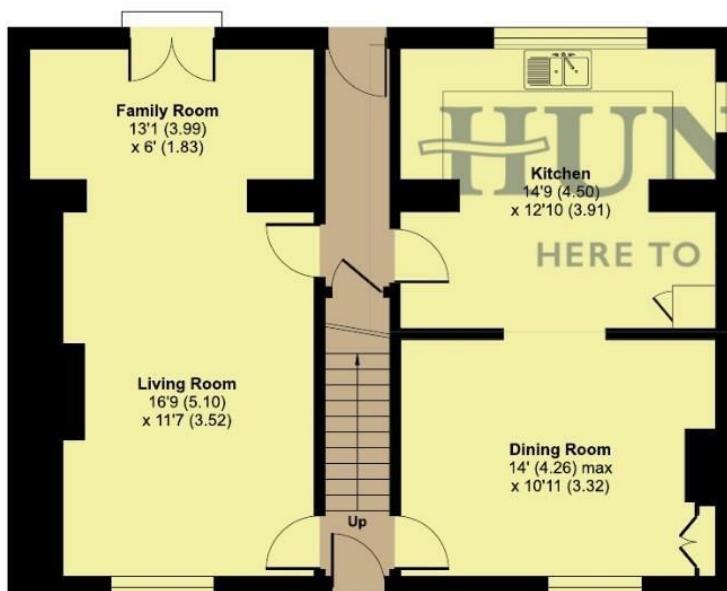
Main Street, Beal, Goole, DN14

Approximate Area = 1289 sq ft / 119.7 sq m

Outbuilding = 216 sq ft / 20 sq m

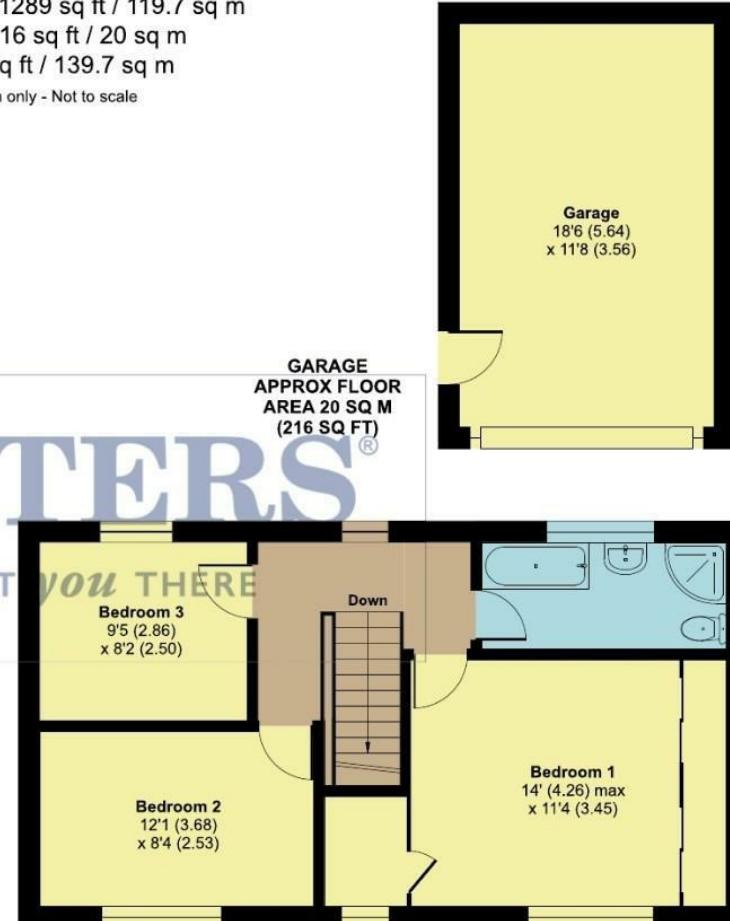
Total = 1505 sq ft / 139.7 sq m

For identification only - Not to scale



GROUND FLOOR
APPROX FLOOR
AREA 70.8 SQ M
(763 SQ FT)

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n'checom 2025. Produced for Hunters Property Group. REF: 1373966



FIRST FLOOR
APPROX FLOOR
AREA 48.8 SQ M
(526 SQ FT)

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

Environmental Impact (CO₂) Rating

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









