

The Oval, Beal Goole DN14 0TA

Welcome to

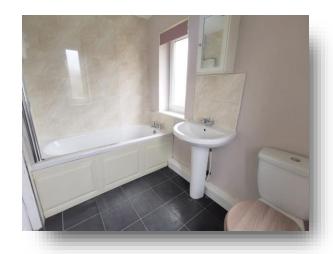
The Oval, Beal Goole

GUIDE PRICE £200,000 - £210,000 The property comprises of an entrance hall, lounge, kitchen/diner, three well-proportioned bedrooms, a family bathroom, front and rear gardens, a garage and driveway.













Entrance Hall

With a door to the front and a gas central heating radiator.

Lounge

14' 4" x 10' 11" (4.37m x 3.33m)

With a UPVC double glazed window to the front aspect and gas central heating radiator.

Kitchen

20' 10" x 9' 11" (6.35m x 3.02m)

A fitted kitchen consisting of wall, base and drawer units with work surfaces over, stainless steel sink and drainer, two electric ovens, gas hob, space for washing machine, space for fridge freezer, tiled flooring, spot lights to the ceiling, tiled splash back, door to the rear, gas central heating radiator and two UPVC double glazed windows to the rear and side aspects.

Landing

With access to the loft access and a UPVC double glazed window to the side aspect.

Bedroom One

14' 1" x 10' 1" (4.29m x 3.07m)

With a UPVC double glazed window to the rear aspect and a gas central heating radiator.

Bedroom Two

10' 10" x 9' 11" (3.30m x 3.02m)

With a UPVC double glazed window to the front aspect and a gas central heating radiator.

Bedroom Three

6' 10" x 10' 8" (2.08m x 3.25m)

With a UPVC double glazed window to the front aspect and a gas central heating radiator.

Bathroom

A suite consisting of a low level flush WC, wash hand basin, bath with electric shower over, spot lights to the ceiling, part tiled walls, gas central heating radiator, laminate flooring and two UPVC double glazed windows to the rear and side aspects.

Front Garden

With a large lawn, paved path and timber fence surround.

Rear Garden

A lawned garden, part paved and timber fence surround.

Garage

Brick built with a fibre glass roof.





Welcome to

The Oval, Beal Goole

- *** GUIDE PRICE £200,000 £210,000 ***
- Three Bedroom Semi-Detached Home
- Driveway And Garage
- Open Plan Kitchen Diner
- Spacious Garden

Tenure: Freehold EPC Rating: D

Council Tax Band: B

guide price

£200,000 - £210,000









Please note the marker reflects the postcode not the actual property

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Property Ref: PON119103 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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