

Main Street, Gowdall Goole DN14 0AL



## welcome to

## Main Street, Gowdall Goole

Welcome to this well-presented detached house located in Gowdall, Goole. Boasting an impressive array of features. As you approach, you'll be greeted by a convenient driveway and garage, offering ample parking and storage.

Step inside through the inviting entrance porch then through to the lounge. The dining room provides an elegant space for entertaining. A downstairs W.C adds to the convenience and functionality of the house.

The well-appointed kitchen features plenty of storage. To the first floor, you'll find three generously sized bedrooms, ensuring ample space for growing families, study space or accommodating guests. The family bathroom offers both comfort and style.

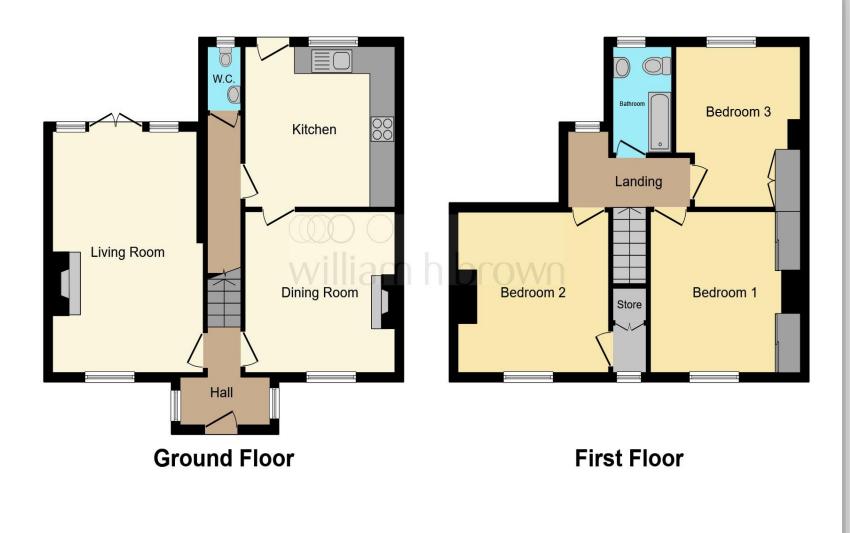
Externally; the side and rear gardens provide a private oasis, ideal for outdoor activities or simply enjoying the outside. With added benefit of it being enclosed.

Don't miss this fantastic opportunity to make this detached house your home. Viewing by appointment only!! Please call 01757210040 today !









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

### **Entrance Porch**

#### **Lounge** 12' 1" x 18' (3.68m x 5.49m)

**Dining Room** 12' 1" x 12' 2" ( 3.68m x 3.71m )

**Downstairs W.C** 

**Kitchen** 12' 1" x 12' (3.68m x 3.66m)

**First Bedroom** 12' 2" x 11' (3.71m x 3.35m)

**Second Bedroom** 12' 3" x 12' 2" ( 3.73m x 3.71m )

**Third Bedroom** 10' 1" x 12' 1" ( 3.07m x 3.68m )

Bathroom

Exterior

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## Main Street, Gowdall Goole

- Detached House
- Three Bedrooms
- Driveway
- Garage
- Enclosed Rear Garden

Tenure: Freehold EPC Rating: D

# £350,000



view this property online williamhbrown.co.uk/Property/SEL107617

william h brown



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Goode



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Please note the marker reflects the

postcode not the actual property

Main St

Map data ©2023



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Property Ref: SEL107617 - 0011 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.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we

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