





Vincent Street, Carlton Goole DN14 9FZ

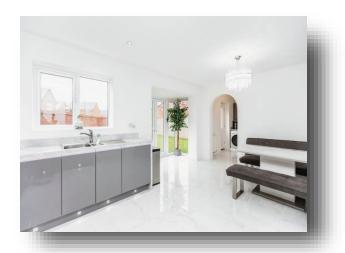


Welcome to

Vincent Street, Carlton Goole

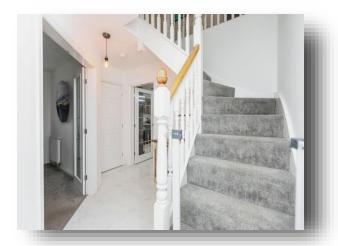
Exceptional 4 bedroom detached family home in Carlton, finished to a high standard throughout













Entrance Porch

Tiled Floors, radiator

Downstairs Bathroom

Tiled Floors to ceiling, Window to Side, W/C, Wash Hand Basin, Radiator

Lounge

17' 2" Into Bay x 11' 5" Plus Recess (5.23m Into Bay x 3.48m Plus Recess)

Carpet, Tv Point, Window to Front, X2 Windows to Side, x2 Radiators, Upgraded Glass Panel Doors to Hall

Kitchen/diner

Spotlights, Window to Rear, French Doors to Rear, Tiled Floors, Wall and Base Units, Undercounter LED Kitchen lights, Extractor Hood, Sink Drainer, Wine Fridge, Dishwasher, Induction Hob, Fridge Freezer, Spacious and Room of Dining Table, Access to Utility Room

Utility Room

9' 1" x 4' 3" (2.77m x 1.30m)

Wall Units, Plumbing for Washer, Radiator, Door to Rear, Tiled Floors

Landing

Radiator, Loft Hatch Access, Storage Space with Watertank

Bedroom One (master)

Double in Size, Carpets, Window to Front, Radiator, Built in Wardrobes, Tv Point, En-Suite

En-Suite

Shower Cubicle, Floating Wash Hand Basin with Cupboard Space, Window to Side, Extractor Fan, Tiled Walls and Floors, Spotlights

Bedroom Two

12' 6" Max x 10' 3" Max (3.81m Max x 3.12m Max) Double in Size, Window to Side, Radiator, Carpets

Bedroom Three

10' 3" Max x 12' 8" Max (3.12m Max x 3.86m Max) Double in Size, Carpets, Window to Rear, Radiator

Bedroom Four

10' 5" x 10' 3" Max (3.17m x 3.12m Max) Double in Size, Carpets, Window to Rear, Radiator

Main Bathroom

Separate Shower Cubicle, Bath, Tiled Floors and Walls to Ceiling, Towel Radiator, Window to Rear, Wash Hand Basin, W/c,

Rear Garden

Grass Lawn, External Tap and Electrical Socket, Paved Patio and Path, Fence to Side, Brick Wall Boundary to Rear and Side

Garage

9' 7" x 19' 6" ($2.92m \times 5.94m$) Valiant Combi Boiler, Fuse Board, Light and Power, Up and Over Door





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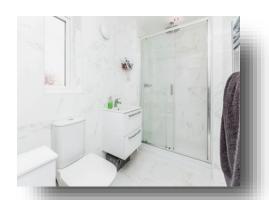
Vincent Street, Carlton Goole

- Four Double Bedrooms
- Detached Property
- Located in a Popular Village Location
- Situated on a Desirable Development
- Exceptional Standards Throughout

Tenure: Freehold EPC Rating: B

offers over

£340,000









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Property Ref: SEL107879 - 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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