



Low Street, Carlton GooleDN14 9LR

welcome to

Low Street, Carlton Goole

This spacious three-bed link-detached home on Low Street, Carlton sits on the largest plot in the development. With a bright conservatory, wraparound garden, garage with EV charger, and driveway, it's a fantastic family home in a peaceful village—available via modern auction.



This spacious three-bedroom link-detached home on Low Street in Carlton is the largest on its development and sits on a generous end plot. Located in a peaceful village just outside Selby, it offers a private front garden with a hedge-lined pathway leading to the entrance. Inside, the hallway opens into a bright and roomy lounge with wooden flooring, a large fireplace, and bay window overlooking the side garden. The kitchen/dining room features wall and base units, a pantry cupboard, integrated oven, and space for appliances and a dining table. From here, a door leads to the conservatory, filled with natural light and offering lovely views of the rear garden, with French doors opening to both the patio and driveway.

Upstairs are two double bedrooms and one single, all with underlay flooring ready for carpet. The family bathroom includes a walk-in shower, toilet, and sink. The wraparound rear garden is full of greenery, with a patio area and side access to the garage and driveway. The garage is equipped with lighting, electricity, and an EV charger, with a driveway space in front. Offered for sale by modern auction, this well-sized home is ideal for families and represents excellent value in a sought-after location.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Hall

Lounge

15' 3" x 13' 7" (4.65m x 4.14m)

Kitchen/Dining Room

16' 10" x 8' 7" (5.13m x 2.62m)

Conservatory

12' 5" x 9' 6" (3.78m x 2.90m)



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Low Street

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Link-Detached, End Plot Home.
- Three Bedrooms.

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: B

guide price

£240,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SEL108693 - 0003

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