



**Manor Garth, Kellington GooleDN14 0NP**

*welcome to*

## **Manor Garth, Kellington Goole**

Three-bedroom semi-detached home in Kellington with front and rear gardens, gated driveway, spacious kitchen, and two bathrooms. Ideal for first-time buyers, close to village amenities.



Situated in the charming village of Kellington, this well-presented semi-detached home offers an ideal opportunity for first-time buyers or families seeking a comfortable and practical living space. The property features a welcoming front garden with a neatly maintained lawn enclosed by a surrounding fence, while a side driveway provides gated access to the front entrance.

Inside, the entrance hall includes a radiator and staircase leading to the first floor. A convenient downstairs bathroom is fitted with a walk-in shower, w/c, and sink. The lounge is bright and spacious, with carpeted flooring, dual aspect windows to the front and rear, and ample room for a dining area. The kitchen is generously sized and well-equipped with wall and base units, integrated appliances, a rear-facing window, and a utility cupboard with space for a washing machine.

Upstairs, the property offers two double bedrooms and one single, all with carpeted floors, radiators, and windows. The main bedroom benefits from built-in storage cupboards, while the second bedroom provides access to the loft. The family bathroom includes a bath with overhead shower, w/c, sink, and laminated flooring.

To the rear, a large garden awaits with lawn and patio areas, enclosed by fencing and accessible via the side driveway. Located close to local amenities, this home combines village charm with everyday convenience, making it a fantastic choice for those looking to settle in a friendly and well-connected community.

**Entrance Hall**

**Lounge**

**Downstairs Bathroom**

**Kitchen**

**Landing**

**First Bedroom**

**Second Bedroom**

**Third Bedroom**

**Bathroom**

**Rear Garden**

**Front Garden**

**Parking**



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## welcome to Manor Garth

- Semi-Detached House.
- Three Bedrooms.
- Spacious Rear Garden.
- Open Lounge/Dining Room.
- Bathrooms On Both Floors.

Tenure: Freehold EPC Rating: C  
Council Tax Band: A

# £180,000



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
SEL108746 - 0003

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