



Plot 225 Sherwood Drive, Goole, DN14 6GJ

welcome to

Plot 225 Sherwood Drive, Goole

Step into the spacious hallway leading to a well-proportioned living room and open-plan kitchen/dining area. With two ensuites, it's ideal for a growing family. Part of our Shared Ownership scheme, this home is advertised at a 50% share, though shares are available from 10%.



The Haxby is a striking four-bedroom detached home that blends style, space, and practicality. A bright entrance hall leads to a spacious lounge, perfect for relaxing or entertaining. At the rear, the open-plan kitchen and dining area offers a modern hub for family life, complemented by a utility room, cloakroom, and under-stairs storage. An integral garage adds everyday convenience.

Upstairs, four spacious bedrooms offer flexibility for family life. Two feature private en-suites, while a large family bathroom serves the others. Thoughtful storage is included throughout for added convenience.

Available from a 10% share through Shared Ownership, The Haxby makes home ownership more accessible with a lower deposit and manageable mortgage.

Disclaimer: Please note that all Key Information Documents, associated charges, rent proportion based on % purchased, are dealt with directly by the Housing Association. The Housing Association Representative will ensure that at the time of enquiry confirmation of these points will be made available.

Entrance Hall

Lounge

14' 4" x 14' 4" (4.37m x 4.37m)

Downstairs W/C

Kitchen

22' x 10' 2" (6.71m x 3.10m)

Utility

Landing

Master Bedroom

15' 1" x 12' 1" (4.60m x 3.68m)

First Ensuite

Second Bedroom

11' 6" x 13' 11" (3.51m x 4.24m)

Second Ensuite

Third Bedroom

11' 6" x 13' 11" (3.51m x 4.24m)

Fourth Bedroom

10' 9" x 10' 2" (3.28m x 3.10m)

Bathroom

Integral Garage

Disclaimer



view this property online williamhbrown.co.uk/Property/SEL108775



welcome to

Plot 225, Sherwood Drive

- Shared Ownership Property.
- Full Market Value - £350,000.
- Detached Four Bed Family Home.
- Two Ensuites & A Downstairs W/C.
- Large Kitchen / Dining Room.

Tenure: Leasehold EPC Rating: Exempt

Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£175,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/SEL108775



Property Ref:
SEL108775 - 0005

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01757 210040



Selby@williamhbrown.co.uk



52 Gowthorpe, SELBY, North Yorkshire, YO8 4ET



williamhbrown.co.uk