



Honeysuckle Cottage

Whitgift, Nr Goole, DN14 8HL

**Asking Price Of £375,000**



# Property Features

- Good Sized Detached House in popular rural Village
- 24' Lounge & Dining Kitchen
- 4 Bedrooms, House Bathroom & Shower Room
- LP Gas CH, uPVC DG, Garage & Gardens
- Additional Grassland. Extends to approx 3 Acres in total



## Full Description

### SITUATION

From Goole take the A161 to Swinefleet. At the mini-roundabout turn left and at the "T" junction turn right towards Reedness. Proceed through the Village of Reedness into Whitgift where the property will be found on the left hand side clearly marked by one of our distinctive For Sale boards.

### THE PROPERTY

This consists of a good sized Detached House with additional grassland, the whole extending to approximately 3 Acres being situated in the popular rural Village of Whitgift located twixt the Towns of Goole and Scunthorpe and ideally placed for both the M62 and M18 motorways. The well presented accommodation presently comprises:-



### GROUND FLOOR

#### ENTRANCE HALL

Radiator and staircase to the First Floor.

#### CLOAKROOM

Shelving and ceramic tiled floor.



#### LOUNGE 24' 0" x 12' 0" (7.32m x 3.66m)

Feature cast-iron fire surround, two radiators, wall lights and large picture windows to both front and rear.

#### DINING KITCHEN 12' 0" x 11' 9" (3.66m x 3.58m)

Range of units comprising sink unit base units with worktops and wall cupboards. Built-in oven and ceramic hob with extractor over. Integrated fridge. Radiator, part ceramic tiled walls, ceramic tiled floor and uPVC door to side.



## SHOWER ROOM

White suite comprising shower cubicle, hand wash basin with tiled splash back and low flush W.C. Radiator.

## FIRST FLOOR

### GALLERIED LANDING

This is approached via the staircase from the Entrance Hall and opening from the Galleried Landing are:-

**FRONT BEDROOM 13' 6" x 12' 0" (4.11m x 3.66m)**

Radiator.

**SIDE BEDROOM / STUDY 8' 0" x 5' 3" (2.44m x 1.6m)**

Radiator.

**REAR BEDROOM 12' 0" x 10' 0" (3.66m x 3.05m)**

Radiator and views over the river.

**REAR BEDROOM 12' 0" x 6' 9" (3.66m x 2.06m)**

Radiator and views over the river.

## BATHROOM

White suite comprising panelled in bath, pedestal wash basin and low flush W.C. Radiator and cupboard housing as fired central heating boiler.

## TO THE OUTSIDE

Brick GARAGE with up and over door to front, personal door to side and gated driveway which provides ample additional Off Street Parking.

Hard landscaped Garden to front together with lawned gardens to side and rear.

The property has the benefit of additional grassland to side and rear with the whole extending to approximately 3 Acres.

## SERVICES

It is understood that mains water and electricity are laid to the property with drainage being to a septic tank. There is liquid propane gas fired central heating to radiators and windows are double glazed with uPVC framed sealed units.

None of the services or associated appliances have been checked or tested.

**COUNCIL TAX BAND** It is understood that the property is in Council Tax Band D, which is payable to the East Riding of Yorkshire Council.





## VIEWING

Should you wish to view this property or require any additional information, please ring our Goole Office on 01405 762557.

## OFFER PROCEDURE

If you are interested in this Property and wish to make an Offer then this should be made to the Townend Clegg & Co Office dealing with the Sale. I would point out that under the Estate Agency Act 1991, you will be required to provide us with the relevant Financial Information for us to verify your ability to proceed with the purchase, before we can recommend your Offer to the Vendor. It will also be necessary for you to provide Proof of Identification in order to adhere to Money Laundering Regulations.

## PROPERTY TO SELL

Take advantage of our very competitive fees, ring 01405 762557 to arrange your Free Marketing Advice and Appraisal.

WHETHER BUYING OR SELLING LET US SMOOTH THE PATH TO YOUR NEW HOME.

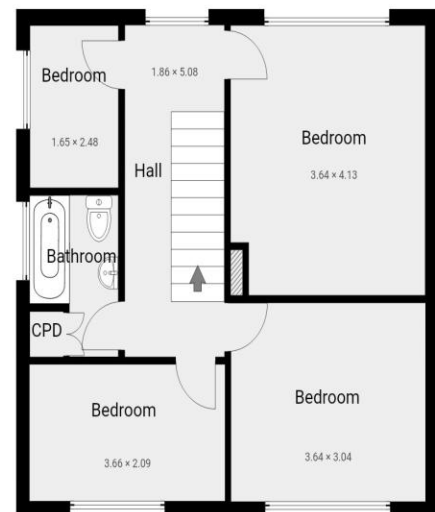
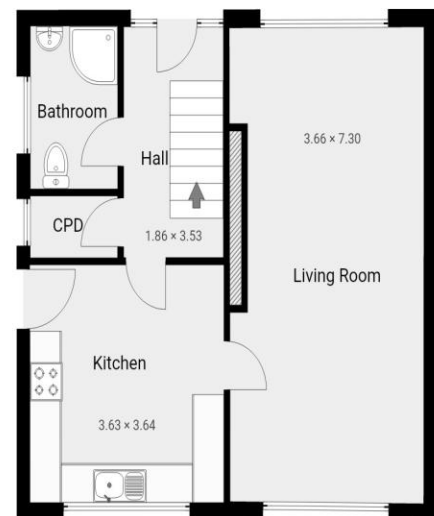
## ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate is available to view at the Agent's Offices and the Energy Efficiency Rating Graph is shown.

## FLOOR PLANS

These floor plans are intended as a guide only. They are provided to give an overall impression of the room layout and should not be taken as being scale drawings.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		59 D
39-54	E	40 E	
21-38	F		
1-20	G		



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements