



Stonebow

Pinfold Lane, Carlton, Nr Goole, DN14 9NU

Asking Price Of £350,000
NO ONWARD CHAIN

Property Features

- Individual Detached Bungalow in extensive Gardens
- 25' Lounge Diner, Sun Room & Kitchen
- 3 Double Bedrooms & Bathroom
- Gas CH, UPVC DG & attached 23' Garage
- Ideally placed for York, Leeds & Hull



Full Description

SITUATION

From Selby take the A1041 into Carlton and on entering the Village and passing the Church on the right handside take the next right turn into Pinfold Lane. The driveway leading to Stonebow will be found on the left hand side clearly marked by one of our distinctive For Sale Boards.

THE PROPERTY

This consists of an Individual Detached Bungalow standing in extensive gardens which may have Development Potential being in an excellent tucked away position in the centre of the popular residential Village of Carlton which is conveniently placed for the Towns of Selby and Goole and for commuting to the Cities of York, Leeds and Hull. The spacious accommodation presently comprises:-



ACCOMMODATION

ENTRANCE HALL

UPVC front door, cloaks cupboard, storage cupboard and radiator.

LOUNGE DINER 25' 3" x 16' 0" (7.7m x 4.88m)

York stone fireplace, large bow window to front, 4 radiators, uplighters and French doors leading to:



SUN ROOM 17' 6" x 8' 9" (5.33m x 2.67m)

Radiator and French door leading to the rear garden.

KITCHEN 15' 0" x 10' 6" (4.57m x 3.2m)

Range of units comprising single drainer sink unit, base units with worktops and wall cupboards. Built-in oven and hob with extractor over. Radiator, cupboard housing gas combi boiler, part ceramic tiled walls and PANTRY.



FRONT BEDROOM 14' 3" x 10' 9" (4.34m x 3.28m)

Built in cupboard and radiator.

FRONT BEDROOM 10' 9" x 8' 9" (3.28m x 2.67m)

Built in cupboard and radiator.

REAR BEDROOM 13' 6" x 11' 3" (4.11m x 3.43m)

Extensive range of built-in furniture including wardrobes, cupboards, dressing table and drawers. Vanity wash basin, radiator and two wall lights.

BATHROOM

Coloured suite comprising panelled-in bath, pedestal wash basin and shower cubicle. Radiator, part ceramic tiled walls and linen cupboard.

SEPARATE TOILET

White low flush W.C.

LOFT SPACE

The property has the benefit of a large Loft Space ideal for storage.

TO THE OUTSIDE

Attached GARAGE 23'3" x 12'6" (max) with integral TOILET, roller door to front, power laid on, and gated and walled driveway approach from Pinfold Lane.

The property stands in large predominantly lawned gardens together with fruit trees and having good quality soil ideal for gardening projects.

BRICK BARN 27' 0" x 13' 6" (8.23m x 4.11m)

The Barn is situated at the entrance to the property being ideal for a variety of uses and has an adjoining Store 9' 3" x 6' 3"

SERVICES

It is understood that mains drainage, mains water, electricity and gas are laid to the property. There is 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

It is understood that the property is in Council Tax Band D, which is payable to the North 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 GRAPHS

An Energy Performance Certificate is available to view at the Agent's Offices and the Energy Efficiency Rating and Environmental (CO2) Impact Rating Graphs are 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.



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. EPC247 DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | | 68 D |
| 39-54 | E | 54 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