



3 New Row

Main Street, Great Heck, DN14 0BJ

Asking Price Of £125,000

Property Features

- Pleasant Terrace Cottage in popular Rural Village
- Lounge, Kitchen & Utility
- 2 Bedrooms & Bathroom
- Central Heating, UPVC DG, Garage & Gardens
- With 3 miles of J34 of M62 motorway

Full Description

SITUATION

From Selby take the A19 towards Doncaster and pass through the Villages of Brayton and Burn into Eggborough. At the roundabout on the edge of the Village turn left onto the A645 towards Snaith. Proceed for approximately 1 mile and at the traffic lights on the edge of Hensall turn right towards Great Heck. On reaching the Village turn left at the "T" Junction into Main Street and the property will be found on the right hand side clearly marked by one of our distinctive For Sale boards.

THE PROPERTY

This consists of a pleasant Terrace Cottage which enjoys open views over farmland to the front being situated in the centre of the popular rural Village of Great Heck which is ideally placed for the Towns of Goole, Selby, Pontefract and Doncaster and is within 3 miles of J34 of the M62 motorway. The accommodation presently comprises:-

ENTRANCE

UPVC door leading to:-

LOUNGE 4.27m(14'0") x 3.43m(11'3")

Multi fuel stove in recessed fireplace. 2 wall lights.

KITCHEN 3.35m(11'0") x 3.12m(10'3")

Range of units comprising single drainer sink unit, base units with worktops and wall cupboards. Built-in oven and hob with chimney extractor over. Integrated fridge and freezer. Plumbing for automatic washing machine. Radiator, part ceramic tiled walls, ceramic tiled floor and understairs cupboard.



REAR PORCH / UTILITY ROOM

Door to rear.

FIRST FLOOR

LANDING

This is approached via an enclosed staircase from the kitchen and opening from the Landing are:-

FRONT BEDROOM 3.43m(11'3") x 2.13m(7'0")

Radiator.

REAR BEDROOM 3.35m(11'0") x 3.35m(11'0")

Radiator and airing cupboard over stairs housing cylinder.

BATHROOM

White suite comprising panelled-in bath, pedestal wash basin, low flush W.C and shower cubicle. Heated towel rail and ceramic tiled walls.

TO THE OUTSIDE

Concrete sectional GARAGE with up and over door to front and approached via a shared access from Main Street.

The property enjoys open views over farmland to the front and has a long predominantly lawned garden at the rear.

SERVICES

It is understood that mains drainage, mains water and electricity are laid to the property. There is solid fuel 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 B, which is payable to the Selby District 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.



3 New Row Cottages, Main Street, Great Heck, Nr Goole

Score	Energy rating	Current	Potential
92+	A		117 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	49 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