



11, Sparrowcroft Lane,
Goole, Blacktoft, DN14 7YN
Offers Over £210,000



ABOUT THE PROPERTY

Nestled in the peaceful village of Blacktoft, this three bedroom semi detached house benefits from uninterrupted open views across the landscape. Downstairs hosts two sitting rooms, and a kitchen to the rear with contemporary units. Accessed outside from the kitchen is a separate utility room, a WC and storage.

Upstairs are two double bedrooms and a third bedroom with a fitted wardrobe. A family bathroom with three piece suite completes the top floor.

Outside is a well designed and beautifully maintained rear garden in which to enjoy the summer months. With a splendid mix of mature shrubs and trees, there is a beautiful patch of wild flowers adding spectacular colour and interest. To the front is a generous driveway for multiple cars.

Tenure: Freehold Council tax band: B







THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

Upvc external door leads into the entrance hall with stairs off to the first floor and under stairs cupboard.

SITTING ROOM

3.05 x 3.78 (10'0" x 12'4")

To the front of the property with open views over fields with recessed fireplace housing dual fuel stove with a slate hearth.

LIVING/DINING ROOM

3.47 x 4.53 (11'4" x 14'10")

Accessed by an internal door from the hallway with feature fireplace housing a Rayburn multi fuel fire (providing heating and hot water for the property) set amongst a brick inset, slate hearth and timber mantle. Uninterrupted open views.

KITCHEN

4.24 max x 1.80 max (13'10" max x 5'10" max)

To the rear of the property overlooking the large garden with a range of light coloured wall and floor units with complimentary work surfaces incorporating a sink unit, integrated fridge and space for a free standing oven. Part tile to the walls, tiling to the floor and back door off.

FIRST FLOOR

LANDING

With hatch to loft space.

BEDROOM ONE

3.38 x 4.38 max (11'1" x 14'4" max)

To the front of the property with open views and double recessed cupboard.

BEDROOM TWO

3.21 x 3.49 (10'6" x 11'5")

To the front of the property with open views and double recessed storage space.

BEDROOM THREE

3.24 x 1.99 (10'7" x 6'6")

With open views to the rear. Recessed storage cupboard.

BATHROOM

2.22 x 1.97 (7'3" x 6'5")

Suite comprising of low level Wc, pedestal hand basin and panelled bath with electric shower over. Complimentary tiling to the wall and recessed storage cupboard.

EXTERNAL

To the front there is a long side driveway providing ample off street parking. Adjacent to the property is a large lawned area with a lovely array of decorative planting and mature bushes to the borders. To the rear is an attached out building providing a coal store, separate Wc and a utility room with wall and floor units incorporating a stainless steel sink unit, plumbing for washing machine and tumble dryer. There is a side access gate leading into the rear garden. This fabulous garden has delightful open views and has been thoughtfully designed and maintained. With an abundance of planting, mature tree's and hedging this fantastic space has a large lawned area ideal for al fresco dining and a patio area laid to stone, storage shed and summer house.

ADDITIONAL INFORMATION

SERVICES

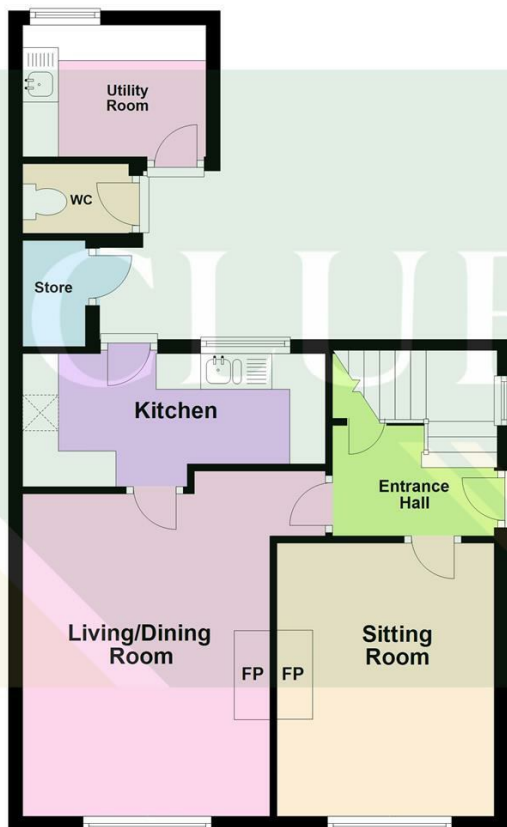
Mains water and electricity are connected to the property. The property is supplied by a septic tank which is connected to four properties in total and cleared annually. The hot water and heating are ran by solid fuel.

APPLIANCES

No appliances have been tested by the Agent.



Ground Floor



First Floor



AGENTS NOTES

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

VIEWING

By appointment with the Agent.

OPENING HOURS

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

PROPERTY VALUATION/SURVEY

Should you be purchasing a property through another Agent, we offer a full range of Survey reports including Homebuyer Reports, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or e-mail surveys@clubleys.com

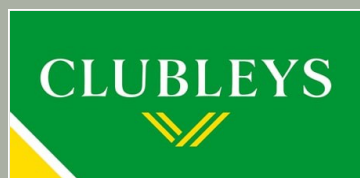
FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

MORTGAGES

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	61	77
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.