

Main Street, Goole



Offers In Excess Of £165,000



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Welcome to this charming townhouse nestled in the serene village of Beal. The property boasts two generously sized double bedrooms, providing ample space for comfort and relaxation. Situated within close proximity to local amenities this property has a perfect combination of peaceful surroundings and convenience. Ideal for the first time buyer or the downsizer. This unique property is close to transport links and is also close to the motorway making this ideal for commuting. Please give us a call on 01977 600633 to arrange your viewing.



- Welcoming Entrance Hall
- Bright Lounge with Feature Fireplace
- Dining Kitchen Including Fitted Oven and Hob
- Double Bedroom with Fitted Wardrobes
- Spacious Second Bedroom
- Modern Family Bathroom with Jacuzzi Bath
- Large Enclosed Rear Garden
- Off Street Parking to the Rear
- EPC Grade D
- Council Tax Band B

Call **01977 285 111** to view this property or visit www.crownestateagents.com

Opening hours:
Mon - Fri 9am - 5pm
Sat 10am - 2pm

Entrance Hall

A welcoming entrance area with an under stairs storage cupboard, laminate flooring timber and glazed door, dado rail and a coved ceiling.

Lounge

12'7" x 13'6" (3.85 x 4.12)

A generous size living space facing to the front of the property with wide uPVC window giving ample natural light. A staircase leads to the first floor, crafted with a modern aesthetic in mind. And with a stylish fireplace becoming a focal point that adds warmth and sophistication to the space. Above the fireplace, a coved ceiling adds architectural interest. Positioned strategically near the fireplace is a central heated radiator, ensuring that the room remains comfortably warm during colder seasons.

Kitchen

12'11" x 7'11" (3.96 x 2.42)

Fitted with a good range of contemporary units having white gloss facades and including base cupboards and drawers with roll edge laminate work surfaces over, inset single drainer 1.5 bowl sink with mixer taps, four ring gas hob and fitted oven. Range off fitted wall cupboards with under lighting and matching display cabinet with interior lighting. Plumbing for a automatic washing machine tiled splashbacks central heating radiator and with laminate floor and two rear facing uPVC windows.

Master Bedroom 1

13'6" x 9'11" (4.14 x 3.04)

In this spacious master bedroom there are decent sized fitted wardrobes. A further built in cupboard allows for a clutter-free and organized space. For an added touch of architectural elegance, the coved ceiling in this spacious master bedroom creates a sense of style.

Bedroom 2

13'7" x 7'11" (4.15 x 2.42)

A second good size double bedroom with laminate floor central heating radiator and rear facing window.

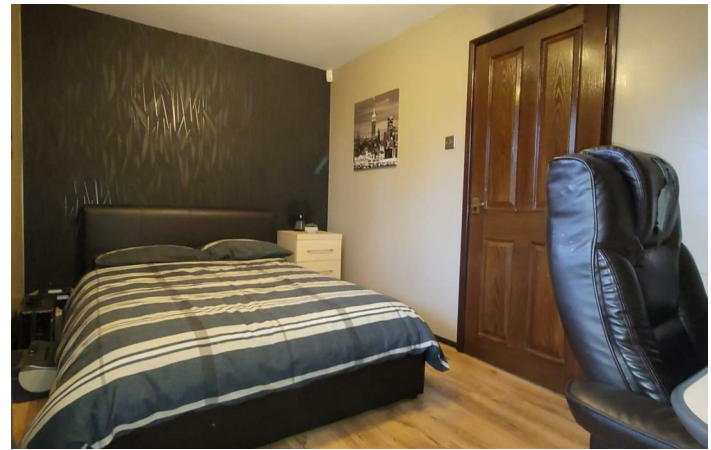
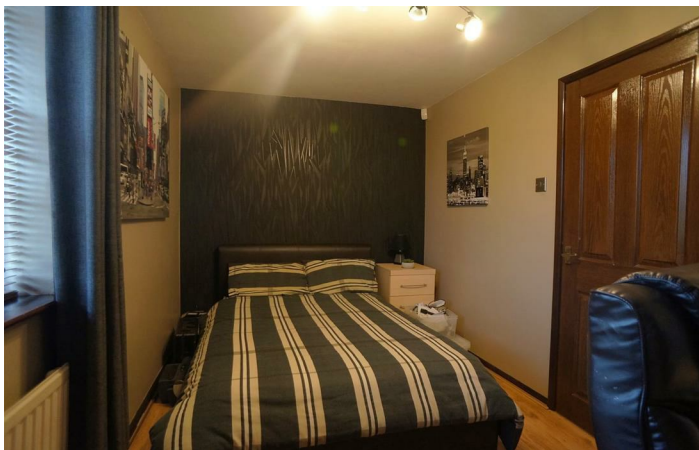
Family Bathroom

6'10" x 5'6" (2.10 x 1.70)

An elegant family bathroom with a low flush W.C with a stylish faucet and a modern stylish vanity unit, a spacious and inviting panelled jacuzzi bath providing a luxurious option for relaxation and a fitted shower over the bath giving versatility combining comfort with the choice of the two. The frosted UPVC window ensures privacy while allowing natural light to filter into the bathroom.

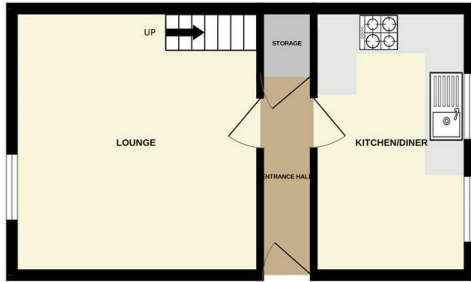
Rear Garden

The garden has open aspects to the rear giving a seamless connection with the surrounding landscape, with two well-maintained lawns provide ample space for outdoor activities. Adding a greenery environment with flowers and shrub beds adding texture to the garden. The open parking area at the rear of the garden adds convenience for homeowners and visitors.

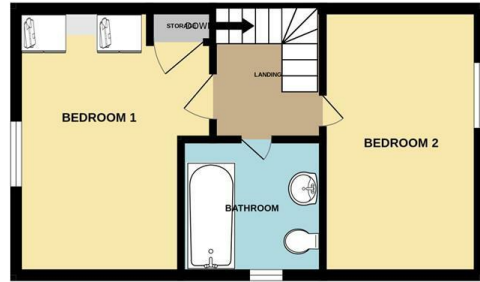


Floor Plan

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England & Wales EU Directive 2002/91/EC

Please call our Crown Estate Agents Office on 01977 600633 if you wish to arrange a viewing appointment for this property or if you require further information.

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