

Main Street, Goole



£175,000



3



1



1



73

An opportunity to acquire a beautifully presented and well maintained, three good size bedroom town house. Situated in this quiet village surrounded by open countryside and farmland, yet within a short driving distance of surrounding towns, villages and the Northern motorway infrastructure, being ideal for those wishing to commute yet seeking the village lifestyle. This truly is the perfect forever home.



- Superb three bedroom townhouse
- Attractive gardens to the front and the rear with further lawn beyond
- Two allocated parking spaces
- Entrance hall, Fitted Kitchen, Open plan lounge
- First floor landing with loft access
- Two large double bedrooms and a generous single bedroom
- Modern fully tiled bathroom with shower
- Council tax grade B
- EPC Grade C

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 UPVC double glazed side entrance door opens to this welcoming reception hall having a central heating radiator and useful large walk-in storage cupboard.

Kitchen

13'6 x 7'11 (4.11m x 2.41m)

Boasting a modern comprehensive fitted kitchen comprising of a range of wall and base cupboard units providing ample storage. There is plumbing for an automatic washer/dryer, space for a fridge freezer and a freestanding cooker. There are laminate work surfaces with tiled splashbacks and incorporates a stainless steel sink and drainer. There is a tile floor, A UPVC double glazed rear window and a UPVC double glazed external door providing access to the rear garden.

Lounge

12'7 x 13'5 (3.84m x 4.09m)

This open plan lounge has a spindled staircase which leads to the first floor, there is a UPVC double glazed window to the front, a fireplace housing an electric fire and luxurious neutral carpeted flooring.

First Floor Landing

Having access to the loft, three bedrooms and house bathroom.

Bedroom One

13'6 x 12'6 (4.11m x 3.81m)

A particularly generous double room having a UPVC window to the front, luxurious carpet flooring and central heating radiator.

Bedroom Two

11'5 x 10'3 (3.48m x 3.12m)

Another good size double bedroom having a UPVC double glazed window to the rear and a central heating radiator.

Bedroom Three

7'11 x 7'9 (2.41m x 2.36m)

A good sized single room having a central heating radiator, UPVC double glazed window to the rear and luxury carpeted floor.

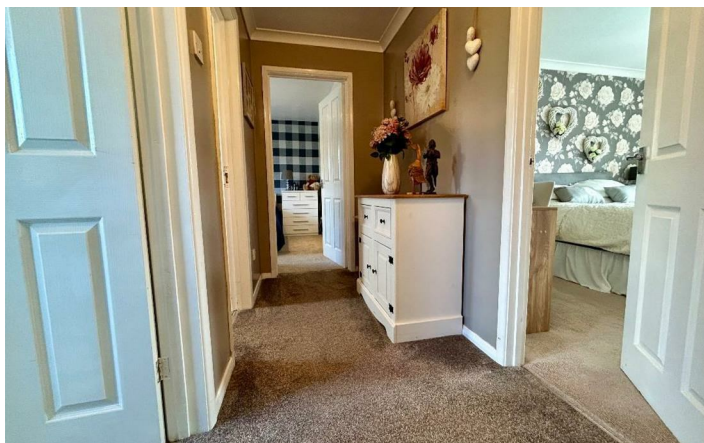
House Bathroom

A modern suite including a rectangle panelled bath with a shower over hand wash basin and low flushed W-C having full tiled walls and a UPVC double glazed window to the rear and a central heating radiator.

Outside

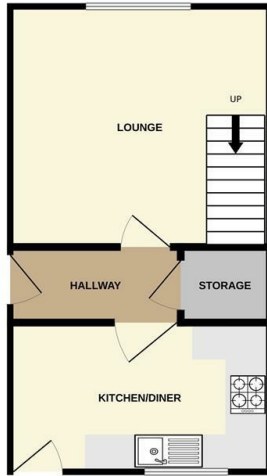
There is a low boundary fence and tidy lawn, there is a archway which leads to the rear of the property where there is an enclosed garden having a patio and lawn and a garden shed.

There is space for X2 cars at the rear of the property and further lawn beyond.

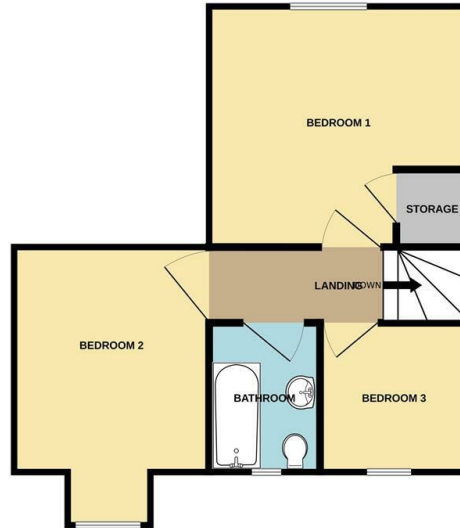


Floor Plan

GROUND FLOOR
310 sq.ft. (28.8 sq.m.) approx.




1ST FLOOR
435 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA: 745 sq.ft. (69.2 sq.m.) approx.
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.
Made with Metropix ©2023



Energy Efficiency Rating


	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	73	88
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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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

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

Crown Estate Agents: 39-41 Ropergate, Pontefract WF8 1JY & 22 Bank Street, Castleford WF10 1JD.  **CASTLE DWELLINGS**