



Main Street, Reedness



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OIRO £625,000



Key Features

- A DETACHED DORMER BUNGALOW IN NEARLY 9 ACRES.
- RURAL VILLAGE LOCATION WITH FAR REACHING VIEWS
- 2 RECEPTION ROOMS, KITCHEN, 4 BEDROOMS, 2 BATHROOMS
- ADJOINING LAND.
- POTENTIAL FOR EQUESTRIAN AND OTHER USES.





IMPORTANT NOTE

Introduced to the market on behalf of Townend Clegg Agriculture is this well presented Detached Dormer Bungalow standing in 9 Acres and offering excellent potential for equestrian and other uses.

NEWTON FALLOWELL ACT AS INTRODUCERS ONLY.
ALL ENQUIRIES TO TOWNEND CLEGG. Tel: 01430 331333. Or
www.townendcleggagriculture.co.uk

LOCATION

Roxana, Main Street, Reedness, Goole, East Yorkshire, DN14 8EW is situated in the middle of the rural village of Reedness and is 5 miles east of Goole and access to the M62 motorway.

The property is approached from Goole by travelling east from Old Goole along Swinefleet Road into Swinefleet and at the roundabout in Reedness turn left and follow the road to Reedness and the property is in the middle of the riverside village on the right-hand side.

DESCRIPTION

The property comprises a well-presented Detached Dormer Bungalow standing in nearly 9 Acres and offering excellent potential for equestrian and other uses.

The Bungalow comprises Lounge, Kitchen, Utility Room, 2 Ground Floor Bedrooms, Ground Floor Bathroom, 2 Dormer Bedrooms and Bathroom. Outside is front garden, ample off-street parking, well laid out rear garden with kennel and summerhouse. Side land with separate access of Main Street and all opening onto the arable land in all nearly 9 acres.

ENTRANCE HALL

A 20 Entrance Hall with UPVC double glazed entrance door and panels, ceiling coving, central heating radiator, under-stairs cupboard and laminate flooring.

LOUNGE 4.83m x 3.28m (15'10" x 10'10")

Having leaded effect UPVC double glazed bay window, ceiling coving, pine effect fireplace with open fire, central heating radiator and carpeting.
(Excluding 2.64m x 0.69m)

KITCHEN 4.32m x 3.63m (14'2" x 11'11")

Having UPVC double glazed windows, ceiling coving, range of fitted units comprising stainless 1 1/2 sink unit set in quartz working surface to 2 sides with cupboards and drawers under including built-in fridge and corner carousel cupboard, further matching quartz working surface providing breakfast bar and further cupboards under, matching wall cupboards with under cupboard tiling. Central heating radiator and attractive floor tiling.

SIDE PASSAGE 4.06m x 1.24m (13'4" x 4'1")

Having front and rear UPVC double glazed doors and side panel and carpeting.

DINING ROOM 4.80m x 2.97m (15'8" x 9'8")

Having UPVC double glazed window, central heating radiator and solid oak flooring.

UTILITY ROOM 3.02m x 2.11m (9'11" x 6'11")

Having 2 UPVC double glazed windows, stainless steel sink unit set in laminated working surface with cupboard and appliance space under. Firebird Enviromax oil central heating boiler and cushion floor covering

FRONT GROUND FLOOR BEDROOM 3.94m x 3.28m (12'11" x 10'10")

Having lead effect UPVC double glazed bay window, ceiling coving, range of modern fitted units including wardrobe and over bed cupboards, central heating radiator and carpeting.

2ND REAR BEDROOM 3.63m x 2.82m (11'11" x 9'4")

Having UPVC double glazed window, ceiling coving, central heating radiator, range of modern built-in wardrobes with central drawers and carpeting.







BATHROOM 2.79m x 2.59m (9'2" x 8'6")

Having UPVC double glazed window, ceiling coving, tiled walls and laminated floor covering. Modern suite of panelled Jacuzzi bath with shower, vanity wash basin with cupboards under and W.C. Towel radiator.

STAIR

Banistered Staircase and Landing leads to:

MASTER BEDROOM 5.69m x 4.57m (18'8" x 15'0")

Having part sloped ceiling with 2 Velux door windows, built-in wardrobes and storage, central heating radiator and carpeting and offering far reaching views over open countryside to the rear

BEDROOM 4 4.47m x 3.40m (14'8" x 11'2")

Having part sloped ceiling with Velux door window, built-in storage, central heating radiator and carpeting.

BATHROOM 2.82m x 2.18m (9'4" x 7'2")

Having UPVC double glazed window, part tiled walls and tiled floor, walk-in shower, feature vanity wash basin with side laminate surface with cupboards, drawers and W.C. under. Towel radiator.

FRONT GARDEN

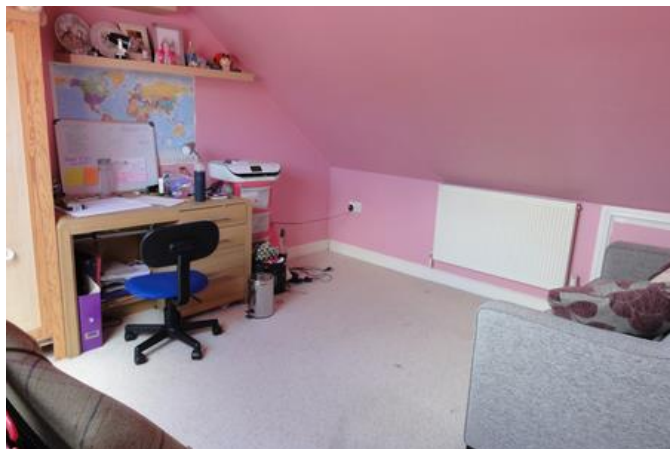
Front lawn garden with side concrete drive offering parking for several vehicles.

REAR GARDEN

Good sized rear lawn garden with paved patio area. Timber Shed, Timber Summer House and Dog Kennel and opens onto the adjoining arable land.

ADJOINING LAND

Adjoining the property and with frontage and separate access off Main Street is a useful area of grass which opens onto the arable land to the rear. The whole extends to just under 9 Acres.



OVERAGE

The property is sold subject to an Overage whereby should Planning Permission be obtained on the adjoining land for a residential dwelling then the seller will be entitled to 50% of the uplift in value caused by the Planning Permission.

PLAN

The property is shown on the attached plan edged red and hatched yellow, for identification purposes only.

SERVICES

Mains services of Water, Electricity and Drainage are installed. Central heating is provided by the oil central heating boiler in the utility room.

None of the services or associated appliances have been checked or tested.

VIEWINGS

If you require any further information or wish to view this property please contact the Selling Agents, Townend Clegg Agriculture, Bishops Manor, Howden, Dn14 7BL
01430 331333 or email
charles.clegg@townendcleggagriculture.co.uk

COUNCIL TAX

East Riding of Yorkshire Council. Council Tax Band 'B'

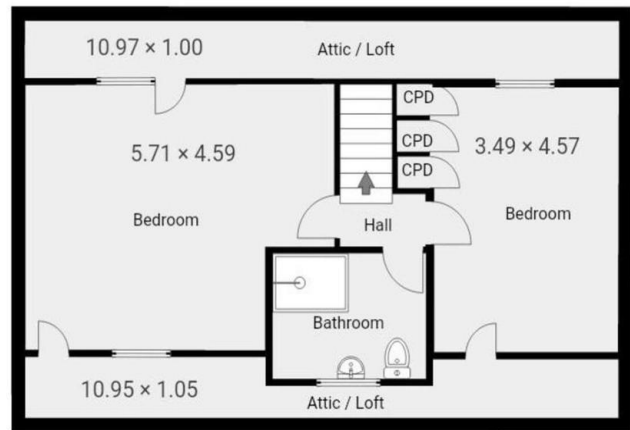
OFFER PROCEDURE

If you are interested in this Property and wish to make an Offer, then this should be made to Townend Clegg Agriculture 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.

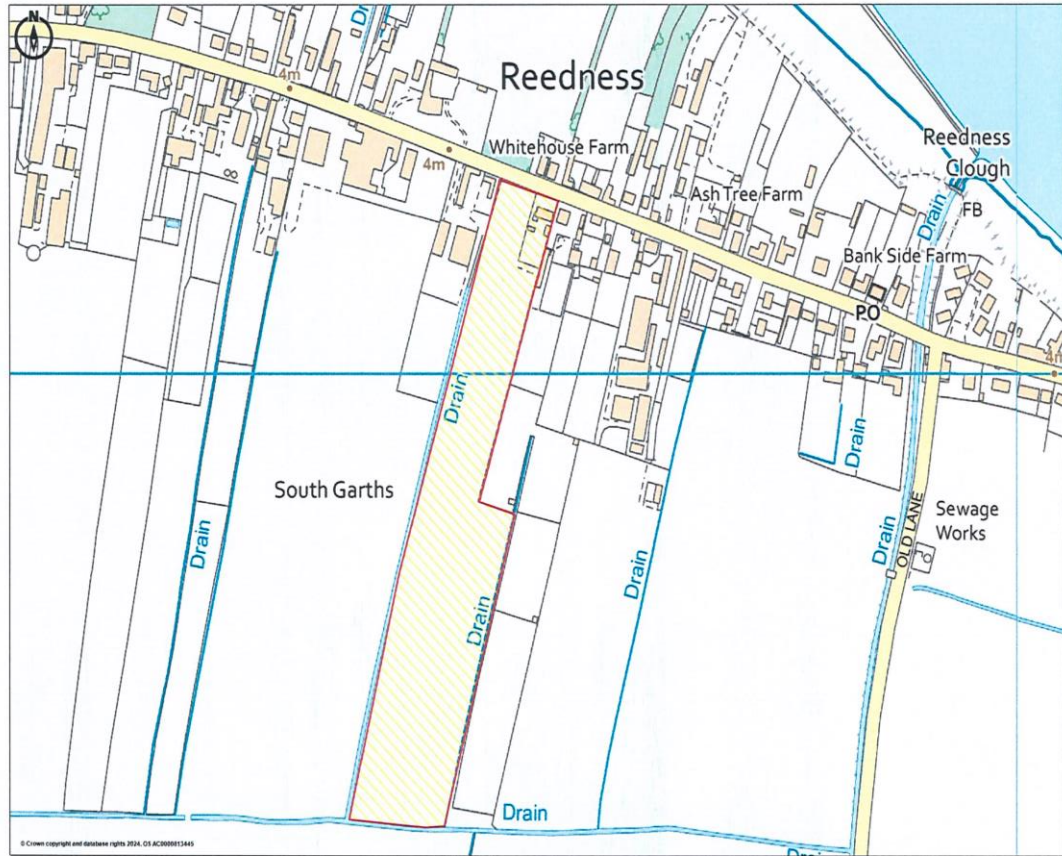
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



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