



Gowdall Lane

Snaith, DN14 0AA

Offers In The Region Of
£499,950



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Entrance

Composite door into:

Entrance Hall

2 x central heating radiators. Upvc double glazed window. Door leading to courtyard area. Stairs to first floor. Internal access door to garage.

Kitchen - Diner

19'1" x 18'4" (5.83m x 5.61m)

Modern fitted kitchen: Wall and base units, worktop surfaces. Tiled splashbacks. Composite sink unit and drainer. Beko range oven with 7-ring gas hob in chimney breast. Integrated dishwasher. Integrated wine-cooler. Kitchen island. Cupboard housing central heating boiler. 2 x central heating radiators. 2 x Upvc double glazed windows. Upvc double glazed patio doors to lawned garden.

Lounge

15'8" x 12'11" (4.79m x 3.94m)

2 x Upvc double glazed windows. Central heating radiator. Woodburner with stone hearth and wood surround.

Dining Room

9'11" x 9'8" (3.04m x 2.95m)

Upvc double glazed window. Central heating radiator.

Utility Room

8'2" x 5'11" (2.49m x 1.82m)

Composite sink and drainer. Plumbed for washing machine. Upvc double glazed window. Central heating radiator.

Downstairs WC

4'2" x 4'1" (1.28m x 1.27m)

WC. Wash basin. Part-tiled. Central heating radiator.

Stairs to First Floor

Landing - First Floor

Airing cupboard housing immersion heater. 2 x central heating radiators. 2 x Upvc double glazed windows. Understairs cupboard. Stairs to second floor.

Bedroom 2

12'11" x 12'11" (3.96m x 3.95m)

2 x Upvc double glazed windows. Central heating radiator.

Ensuite to Bedroom 2

6'7" x 5'10" (2.02m x 1.79m)

Shower cubicle with wet wall. WC. Wash basin. Half tiled. Central heating radiator.

Bedroom 3

14'7" x 12'11" (4.45m x 3.94m)

3 x Upvc double glazed windows. Central heating radiator.

Bedroom 4

11'5" x 10'7" (3.48m x 3.24m)

Central heating radiator. Upvc double glazed window.

Ensuite to Bedroom 4

6'5" x 5'6" (1.96m x 1.68m)

Corner shower cubicle with wet wall. WC. Wash basin. Half-tiled walls. Upvc double glazed window.

Bedroom 5

9'6" x 10'9" (2.92m x 3.29m)

(Currently in use as walk-in wardrobe). Upvc double glazed window. Central heating radiator.

Bedroom 6

7'11" x 6'11" (2.42m x 2.13m)

(Currently used as study.) Upvc double glazed window.

Family Bathroom

11'9" x 7'4" (3.59m x 2.25m)

Bath with shower fitment to taps. Walk-in shower with

Tel: 01757 709457

wet-wall. WC. Wash basin. Half-tiled walls. Central heating radiator. Upvc double glazed window.

Stairs to Second Floor

Landing - Second Floor

Bedroom 1

15'8" x 11'1" (4.80m x 3.38m)

Electric heater. 2 x Upvc double glazed windows. Pitched ceiling.

Dressing Room

11'1" x 6'5" (3.38m x 1.97m)

Access to eaves storage. Open-plan dressing area with fitted vanity space and storage.

Ensuite to Bedroom 1

12'11" x 11'1" (3.95m x 3.38m)

White suite: Bath with shower fitment over. Walk-in shower. WC. Wash basin. Half wet wall. Pitched ceiling. Electric heater. 2 x Upvc double glazed windows.

Garage

18'10" x 13'1" (5.75m x 4.01m)

Integral garage with up-and-over door. Pedestrian access door into property.

Outside - Front

Enclosed lawned garden. Views across farmland. Pedestrian access gate. Fence and walled section.

Workshop

8'0" x 22'1" (2.46m x 6.75m)

Brick-built workshop with tiled roof, power and light, divided into 2 sections. 2 x composite doors. Upvc window.

Outside - Rear

Double gated access into gravelled courtyard area providing ample off-road parking. Exterior power sockets and provision for potential electric vehicle car charging point. Workshop in courtyard.

Of note:

Property has video doorbells at front and rear with fitted monitor in entrance hall.

Council Tax Band F.



Road Map



Hybrid Map



Terrain Map



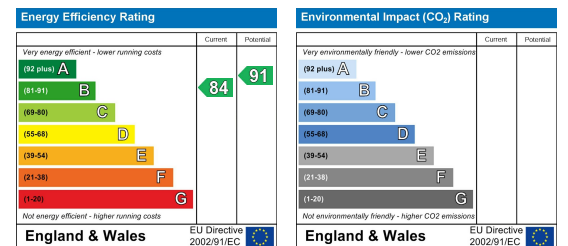
Floor Plan



Viewing

Please contact our Selby Office on 01757 709457 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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.

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