



PLOT 372 THE LANGTON WITH GARAGE CONVERSION THE GOOLE, DN14 6FJ

£367,500
FREEHOLD

This energy-efficient 4 bed detached home with garage conversion offers a fantastic opportunity to enjoy family living the property consists of two reception rooms and an open plan kitchen/diner with flooring included throughout, luxury bathrooms and SMEG appliances, high quality fixtures and fittings, driveway and turfed gardens. Step into a brand new Beal home at The Greenways, Goole, where quality, style and peace of mind come as standard. Finished to a high specification and designed with modern living in mind,

EPC:





Ground Floor

Kitchen/Dining	5.06m x 4.86m	16' 7" x 15' 11"
Lounge	3.1m x 4.15m	10' 2" x 13' 7"
Family Room	3.06m x 3.74m	10' x 12' 3"

All dimensions shown are from plaster finish to plaster finish, based on the maximum possible dimensions available in each room. Kitchen layouts are indicative and not the standard kitchen layout. All furniture shown in the floor plan is for indicative purposes only and is not included with the home. Based on average sizes for furniture displayed.



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		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Goole Office Sales
79 Boothferry Road
Goole
East Yorkshire
DN14 6BB

01405 765265
goole@screetons.co.uk
www.screetons.co.uk

