



HUNTERS[®]
HERE TO GET *you* THERE

3 Station Road, Carlton, Goole, DN14 9NS

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Asking Price £240,000

DESCRIPTION

NO ONWARD CHAIN. Hunters (Selby) are delighted to be able to offer for sale this three-bedroom semi-detached property situated within the popular village of Carlton. The property benefits from gas central heating system, UPVC double glazing and briefly comprise of an entrance hall, dining room, living room with multi fuel stove and kitchen to the ground floor. To the first floor there are three bedrooms and a family bathroom. To the front of the property a driveway leads down the side of the house along with a graveled area. To the rear of the property there is a generous sized garden laid to lawn with patio area and shrub borders around the perimeter. Viewing comes highly recommended to appreciate the accommodation on offer. Call Hunters Selby seven days a week to book a viewing.

LOCATION

Carlton village offers local amenities including two local village stores, a post office, a local doctors surgery, pub and a fish and chip shop. The adjacent village of Snaith offers a wide range of shops including a mini supermarket, chemist, butcher, cafes, pubs. several hairdressers, florists and takeaway outlets.

DIRECTIONS

From Selby take the A1041 proceed through the village of Camblesforth and on entering the village of Carlton, the property can be identified by Hunters for sale board.

Material Information - Selby

Tenure Type; Freehold
Council Tax Banding; B
EPC Rating : C

Hunters Selby 23 Finkle Street, Selby, YO8 4DT | 01757 210884
selby@hunters.com | www.hunters.com

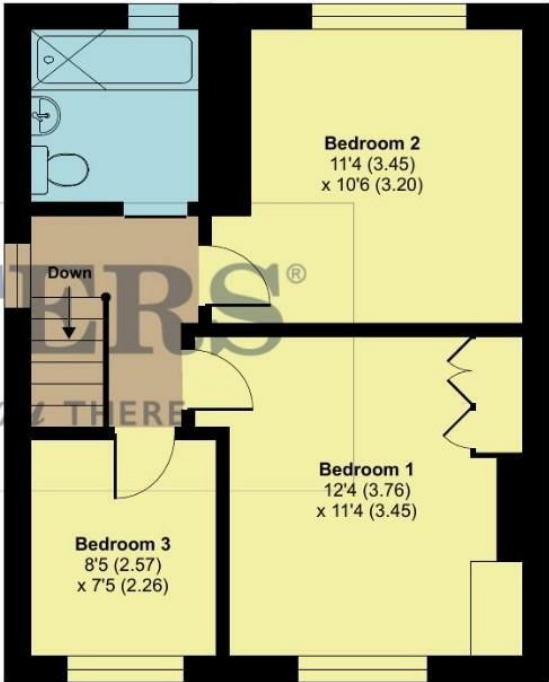
Station Road, Carlton, Goole, DN14

Approximate Area = 930 sq ft / 86.4 sq m

For identification only - Not to scale



GROUND FLOOR
APPROX FLOOR
AREA 43.8 SQ M
(471 SQ FT)



FIRST FLOOR
APPROX FLOOR
AREA 42.6 SQ M
(459 SQ FT)



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2026. Produced for Hunters Property Group. REF: 1531001



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		
	69	76
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

