

# linkagency



**6, Ward Cottages, Skelton, Goole, DN14 7RD**  
**£169,950**





- Large Garden with mature trees and shrubs
- Spectacular river views
- No onward chain
- Parking to the rear
- Quiet Location





# Description

Link Agency offer this superb two bedroom cottage to the open market. Situated in Skelton, with spectacular river views, the property is immaculate throughout. Lovely modern kitchen and bathroom. Kitchen having integrated cooker amid a range of fitted floor and wall units. The breakfast bar extends to the dining area and there is space for a fridge/fridge-freezer and washing machine. The garden is mostly laid to lawn, bordered by a rustic brick wall and several mature trees and shrubs. At the end of the garden there is a gate leading to two parking spaces which are accessed by car from the back lane. In the absence of mains gas the house is fitted with an effective centrally controlled electrical heating system. A feature is the wood burning stove in the lounge, which adds to the original charm and character of this property. Roughly 5 minutes to the M62 at Howden (J37), within 5 minutes drive of the centre of Howden

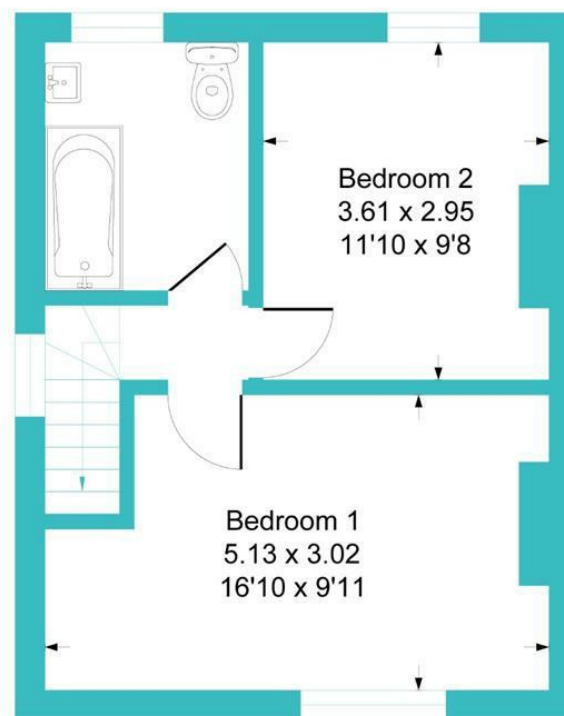


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Approximate Gross Internal Floor Area = 68.3 sq m / 736 sq ft



Ground Floor





First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

Council Tax Band: A

Tenure: Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		76
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	28	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC 



Viewing  
Please contact our office on 01405 768401 to arrange an appointment.

or email: [enquiries@linkagency.co.uk](mailto:enquiries@linkagency.co.uk)

Link Agency,93 Pasture Road, Goole, East Yorkshire, DN14 6BP, 01405 768401

The Particulars are set out as a general outline only for the guidance of intended purchasers, and do not constitute any part of a conduct. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.