

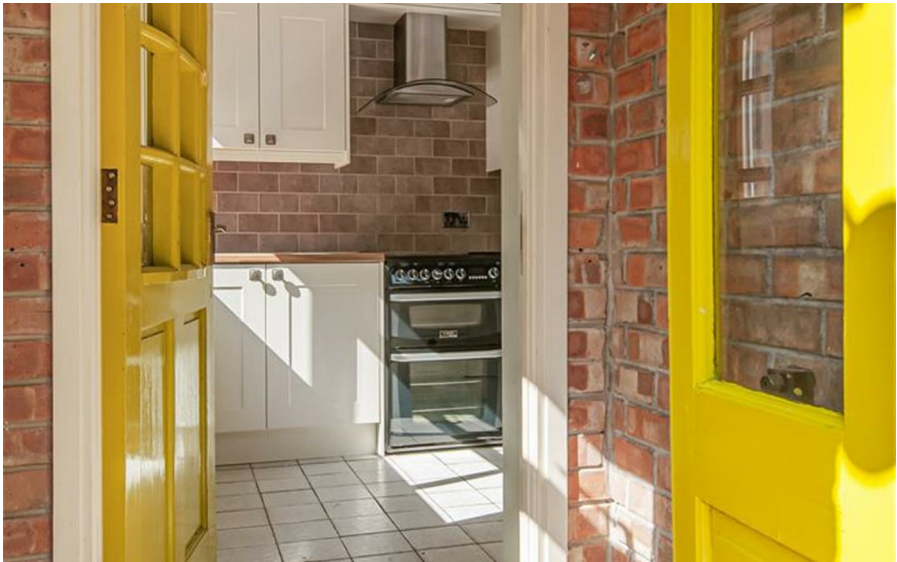
linkagency



The Bungalow, Sandholme Road, Eastrington, Goole, DN14 7QQ
£395,000



- **** VIEWING STRICTLY BY APPOINTMENT **** Perfect rural retreat in East Yorkshire
- Much charm
- Offered with vacant possession
- Gas central heating
- Easy for junction 37 of the M62 with connections to Hull, Leeds and Sheffield
- Modern fixtures and fittings, the property is in good condition
- Viewing is an absolute must to fully appreciate this lovely property
- Space to develop a garage or outbuilding



Description

Located in the picturesque village of Eastrington, this charming detached bungalow on Sandholme Road offers a delightful rural retreat. With three well-proportioned bedrooms and a welcoming reception room, this property is perfect those seeking a peaceful retreat.

The house, built a century ago, has been lovingly maintained within the same family, preserving its unique character and charm. The high ceilings are a real boon. As you step inside, you will be greeted by a warm and inviting atmosphere that reflects its rich history. The property boasts a generous garden that wraps around the home, providing ample outdoor space for relaxation, gardening, or entertaining. The views of the open fields create a serene backdrop, enhancing the tranquil lifestyle that this location offers.

This home is not just a property; it is an absolute gem that combines the charm of yesteryear with the comforts of modern living. Whether you are looking to settle down in a friendly community or simply wish to enjoy the beauty of the countryside, this house is a wonderful opportunity not to be missed. Embrace the chance to make this delightful residence your own and experience the idyllic rural life that Eastrington has to offer.



Approximate Gross Internal Floor Area = 109.2 sq m / 1176 sq ft

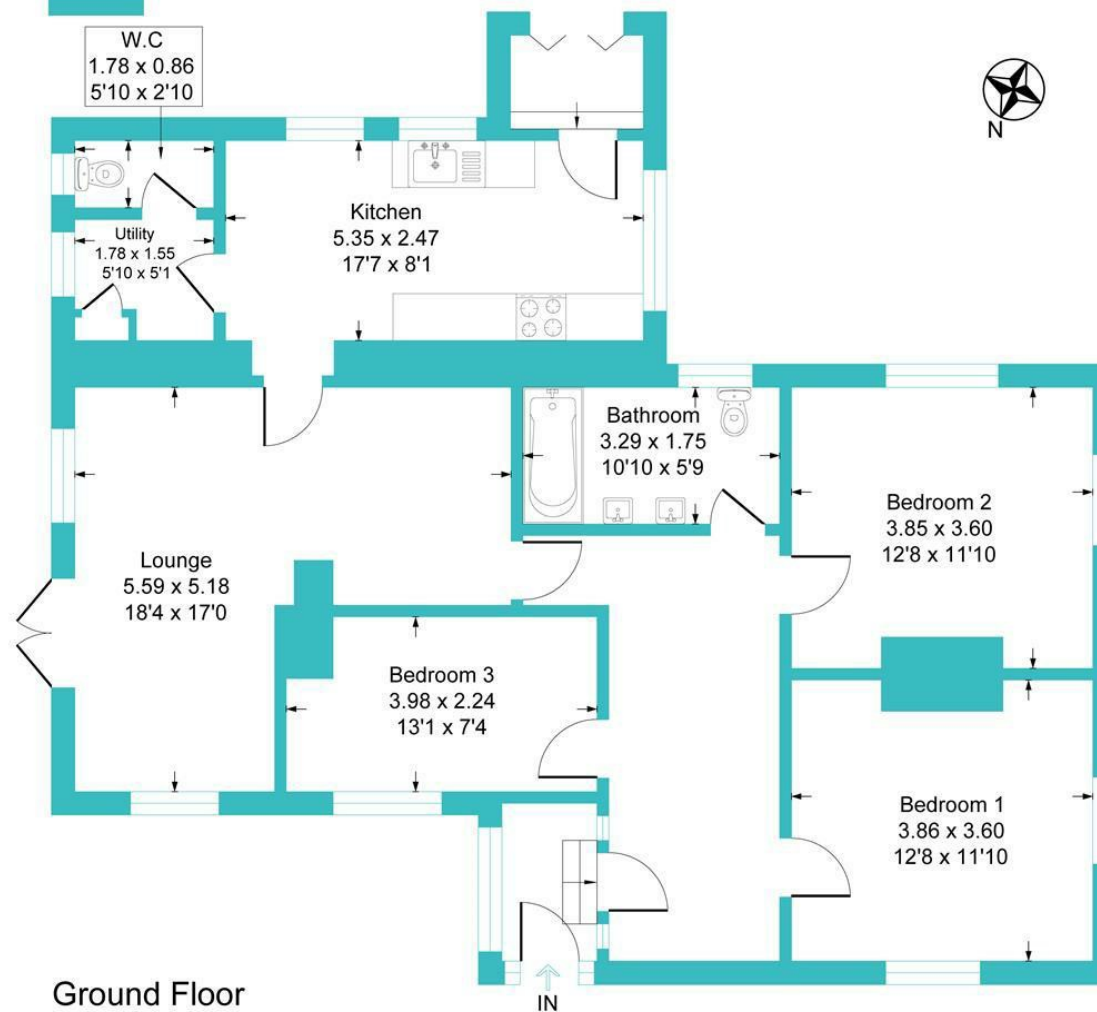


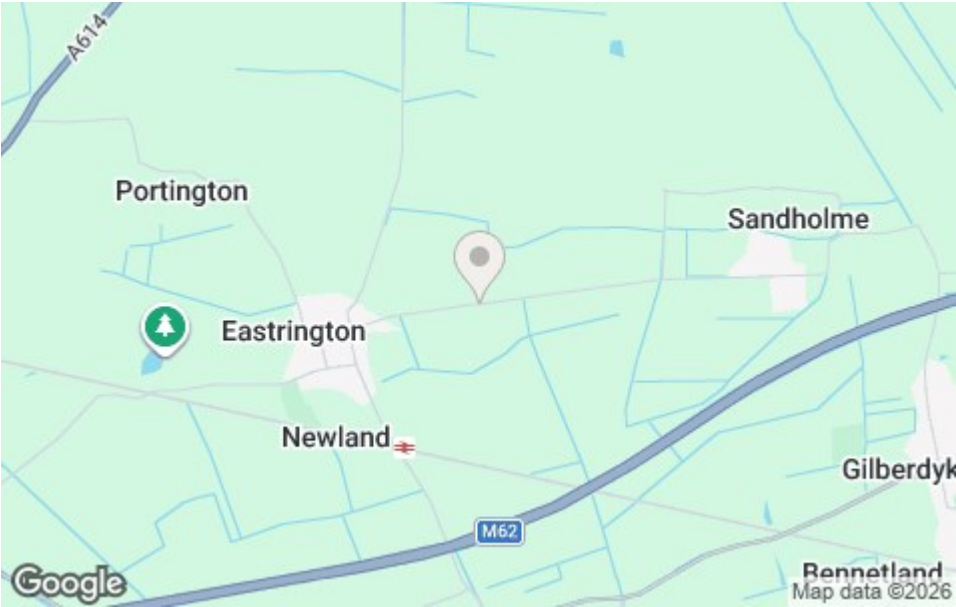
Illustration for identification purposes only, measurements are approximate, not to scale.

Council Tax Band: C

Tenure: Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	55	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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		
(1-20) G		
Not environmentally friendly - higher CO ₂ 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

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.