



£225,000

3 Bedroom Semi-Detached House for sale
3 Saunders View, Skelton, Goole





Overview

Ideal first-time buyer home. Fantastic, three-bedroom, semi-detached home with three reception rooms, garage, off-street parking, brand-new bathroom and huge garden. Semi-rural setting with incredible views to the front and rear.



Key Features

- Large Rear Garden
- Three Reception Rooms
- Large, Brand New Bathroom
- Garage And Off-Street Parking
- Open Aspect To Front & Rear - Incredible Views
- Semi-Rural, Tranquil Village Location
- Excellent Commuter Links
- Ideal For First-Time Buyers





Occupying a superb semi-rural position with far-reaching countryside views to the rear and a wonderful outlook towards the River Ouse at the front, this spacious three-bedroom semi-detached home offers a rare combination of peaceful surroundings, generous accommodation and excellent outside space.

The ground floor provides a versatile arrangement of three reception areas. The comfortable bay-fronted lounge is complemented by a separate dining room and an adjoining snug, with French doors opening directly onto the rear garden. A long, well-equipped kitchen also enjoys garden access, while a useful ground-floor WC and built-in storage complete this level.

Upstairs are three well-proportioned bedrooms, including two generous doubles which make the most of the property's impressive open views. They are served by a recently installed and particularly spacious family bathroom, fitted with a double-length walk-in shower.

The outside space is a major feature of the home. Substantial off-street parking is accompanied by a detached garage, while the large rear garden offers an extensive lawn, patio seating areas and plenty of room for children, entertaining or keen gardeners. With uninterrupted agricultural land immediately beyond, the garden enjoys an exceptional sense of openness and an outlook that changes beautifully with the seasons.



Skelton is a small rural settlement positioned on the eastern bank of the River Ouse, approximately two miles from the historic market town of Howden. Its peaceful setting and surrounding countryside make it ideal for buyers wanting a quieter pace of life without becoming isolated. Howden provides an excellent range of independent shops, cafés, everyday amenities and schooling, together with a railway station offering useful connections further afield. The larger town of Goole is also within easy reach, providing supermarkets, leisure facilities and additional rail services, while convenient access to the M62 makes the location well suited to commuters travelling towards York, Leeds, Hull and the wider motorway network.

With its generous plot, flexible living space, excellent parking and truly outstanding front and rear outlooks, this is a distinctive family home in a setting that will be difficult to replicate.

EPC Rating: TBC

11' 2" x 6' 9" (3.42m x 2.08m)

Bedroom 1

13' 5" x 11' 5" (4.10m x 3.50m)

Bedroom 2

13' 5" x 9' 6" (4.10m x 2.92m)

Bedroom 3

8' 10" x 8' 2" (2.70m x 2.50m)

Bathroom

13' 1" x 9' 6" (4.00m x 2.90m)

First Floor Landing

5' 11" x 5' 11" (1.81m x 1.81m)

Garage

17' 8" x 8' 10" (5.40m x 2.70m)

Lounge

14' 8" x 12' 2" (4.49m x 3.72m)

Kitchen

15' 5" x 9' 6" (4.70m x 2.90m)

Dining Room

9' 6" x 8' 9" (2.90m x 2.68m)

Snug

9' 6" x 6' 7" (2.90m x 2.02m)

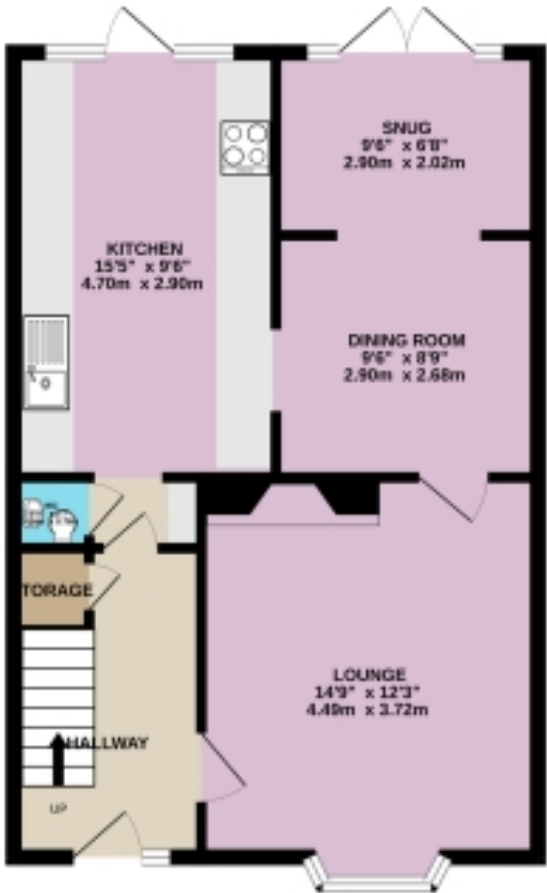
Guest WC

2' 9" x 2' 6" (0.84m x 0.78m)

Hallway

Floorplans

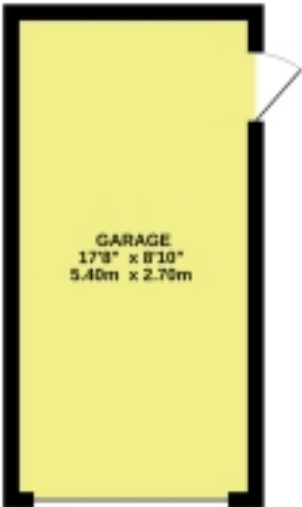
GROUND FLOOR
572 sq.ft. (53.1 sq.m.) approx.



1ST FLOOR
489 sq.ft. (45.4 sq.m.) approx.



GARAGE
257 sq.ft. (23.8 sq.m.) approx.



TOTAL FLOOR AREA : 1217 sq.ft. (113.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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EPC

The EPC will be available within 28 days or the property may be exempt, please speak to us for more details.



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