

West End Lane, Goole DN14 0EH

£1,350 Per Calendar Month

Stephensons
estate agents & chartered surveyors



Situated within a picturesque rural setting, West End Farm presents a rare opportunity to rent a substantial and characterful family home.

Services/Utilities: Electricity, Water and Sewerage are understood to be connected. Oil central heating.
 Broadband Coverage: Up to 76* Mbps download speed
 EPC Rating: 59 (D)
 Council Tax: North Yorkshire Council Band E
 Imagery Disclaimer: Some photographs and videos within these particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

Viewings: Strictly via the selling agent – Stephensons Estate Agents – 01757 706707

*Download speeds vary by broadband providers so please check with them before purchasing.



Partners:

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Associate Partners:

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The property is a charming double-fronted rendered cottage, enhanced by a central oak apex-roof porch, a traditional red tiled roof, and a single-storey extension to the side elevation. Extending to approximately 1,541 sq ft, the well-proportioned accommodation offers an excellent balance of living and entertaining space. The ground floor comprises a fitted kitchen, conservatory, formal dining room, spacious lounge, and a practical utility room.

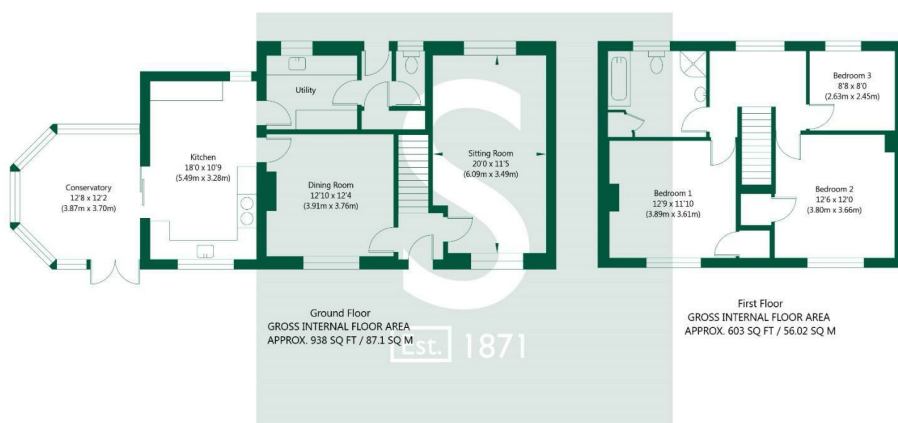
To the first floor are three generously sized double bedrooms, all served by a modern family bathroom.

Externally, the property is accessed via a private gated entrance leading to a substantial hardstanding area, providing ample off-street parking for multiple vehicles. The majority of the outdoor space lies to the front of the property, where a spacious garden enjoys a high degree of privacy, being screened by a number of mature trees and predominantly laid to lawn.

To the rear, a patio area and raised decking create an ideal space for al fresco dining and outdoor entertaining, while the surrounding countryside provides a peaceful and attractive backdrop.

West End Farm combines the charm of rural living with spacious accommodation, making it an ideal home for families seeking both character and peacefulness.

West End, Balne, DN14 0EH



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1541 SQ FT / 143.12 SQ M
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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