2 Bed Cottage located in Goole

Offers Over £135,000

LOGIC REAL ESTATE

Doncaster Road
Whitley
Goole
DN14 0JB

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Lead In
Situated in the popular village of Whitley, this charming two-bedroom cottage offers a fantastic opportunity for first-time buyers, downsizers or those seeking a cosy home in a well-connected village location. Offered for sale with no onward chain, the property combines character, practicality and affordability, making it an appealing choice for a variety of purchasers.

The cottage offers two-bedroom accommodation with a welcoming feel throughout, providing a lovely opportunity for its next owners to settle in and add their own personal touches over time. With plenty of potential to make it your own, the property is an ideal choice for buyers looking for a home with character and charm.

Externally, the property benefits from a small rear outdoor space, along with useful additional storage including an outbuilding, ideal for bicycles, gardening equipment or general household storage. A further benefit of the cottage is the air source heat pump central heating system and solar panels, both installed in October/November 2025. These recent additions provide modern, energy-efficient features with the potential to help reduce ongoing energy costs, making them an attractive feature for prospective buyers.

Location is a real highlight, with Whitley being a popular village offering a wonderful balance of countryside surroundings and excellent commuter connections. Conveniently positioned for access to the M62 motorway network, the property is well placed for those travelling towards Selby, Doncaster, Pontefract, Leeds and York.

The surrounding area offers access to countryside walks, local amenities, shops and schooling, making it an attractive setting for those seeking village living while remaining within easy reach of nearby towns and cities.

With its appealing village setting, practical accommodation and attractive price point, Lea Cottages presents a wonderful opportunity to purchase a home that can be enjoyed and personalised to suit individual tastes.

Offered for sale with no onward chain, this delightful cottage is well worth viewing to appreciate its charm, setting and everything it has to offer.

Early viewing is highly recommended.

Living Room
15'6" x 13'7"
Access to the kitchen and stairs leading to the first floor. Character beaming. Carpeted throughout. Central heated radiator. UPVC double glazed window to the front elevation.

Kitchen
8'4" x 9'11"
A range of high and low level kitchen units with integrated appliances including oven and hob. Sink with drainer and chrome mixer tap. Access to the hallway. Tiled effect flooring. UPVC double glazed window to the rear elevation.

Rear Entrance Hallway
5'2" x 6'12"
Access to cupboard housing the boiler. UPVC door leading to the rear garden. Tiled effect flooring. Central heated radiator. UPVC double glazed frosted to the side aspect.

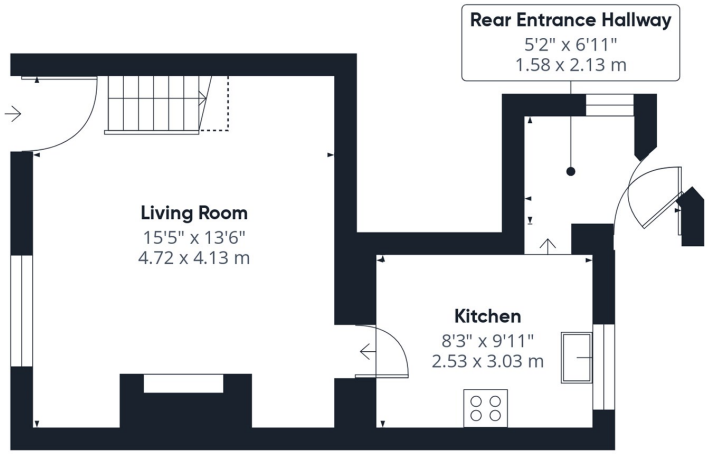
Landing
7'1" x 2'11"
Access to both bedrooms and the shower room. Carpeted throughout. UPVC double glazed window to the rear elevation.

Bedroom One
9'6" x 10'5"
Access to the walk in wardrobe. Carpeted throughout. Central heated radiator. UPVC double glazed window to the front elevation.

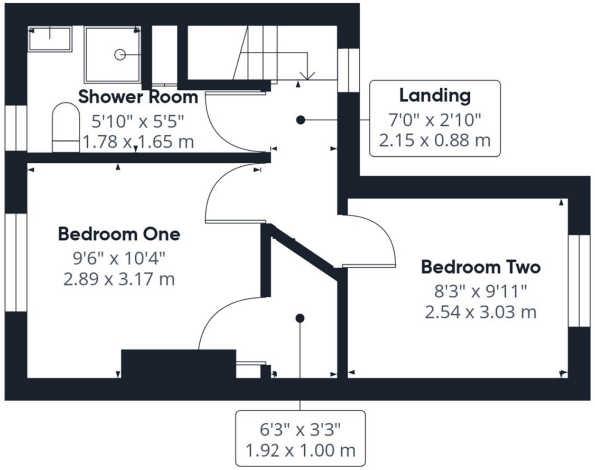
Bedroom Two
8'4" x 9'11"
Carpeted throughout. Central heated radiator. UPVC double glazed window to the rear elevation.

Shower Room
5'10" x 5'5"
White suite comprising of shower cubicle with electric shower. Wash hand basin with chrome mixer tap. WC with ow level flush. Extractor fan. Tiled effect flooring. Central heated radiator. UPVC double glazed frosted window to the front aspect.

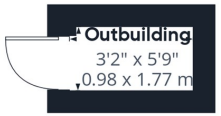
External
To the rear is an enclosed yard, offering a private outdoor space with potential for landscaping and improvement. The area is predominantly laid with gravel, with boundary walls, timber fencing and gated access. Additionally, there is a useful outbuilding, ideal for general storage, bicycles or gardening equipment.



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area(1)

600 ft²

55.8 m²

Reduced headroom

10 ft²

1 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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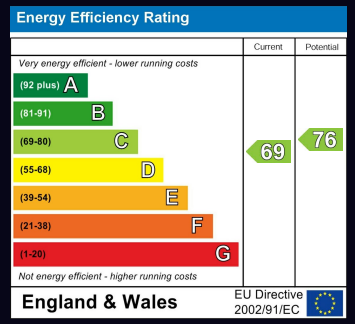

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