



**Cathcart Close, Whitley Goole DN14 0JE**

william  
h brown

**welcome to**

## **Cathcart Close, Whitley Goole**

Spacious three-bedroom home in a quiet Whitley cul-de-sac, offered with no onward chain. Features include generous parking, bright living spaces, ground-floor bathroom and WC, three double bedrooms and a large enclosed garden. Ideal for families or investors seeking value and convenience.



Set in a quiet cul-de-sac, this spacious three-bedroom home in Whitley is offered with no onward chain and boasts excellent kerb appeal. The generous front driveway provides parking for four to five vehicles, complemented by a lawned area and an outside tap.

Inside, the bright lounge enjoys dual-aspect windows, a feature fireplace, carpet flooring and a radiator, creating a warm and inviting space. The separate dining room includes a rear-facing window, built-in storage, a radiator and carpet flooring. The kitchen is well equipped with wall and base units, a gas hob, oven, extractor fan, laminated flooring, space for a fridge-freezer, a side window and access to the rear garden.

The ground floor also features a convenient separate toilet with wash hand basin, radiator, laminated flooring, storage space and a front-facing window. The family bathroom is also located on this level and includes a bath, wash hand basin, carpet flooring and a front-facing window.

Upstairs, the property offers three double bedrooms. Bedroom one benefits from windows to the front and side, carpet flooring and a radiator. Bedroom two features a rear-facing window, carpet flooring and a radiator. Bedroom three includes a front-facing window, carpet flooring, a radiator and access to an insulated loft.

The enclosed rear garden is a fantastic size, complete with a lawn, shed, septic tank and gas tank.

A well-located property at an attractive price—ideal for families or investors.

## Front Garden

### Lounge

15' 11" x 12' 1" ( 4.85m x 3.68m )

### Kitchen

18' x 6' 4" ( 5.49m x 1.93m )

### Dining Room

16' 6" x 8' 6" ( 5.03m x 2.59m )

### Downstairs W/C

### Bathroom

### First Bedroom

15' 11" x 9' 3" ( 4.85m x 2.82m )

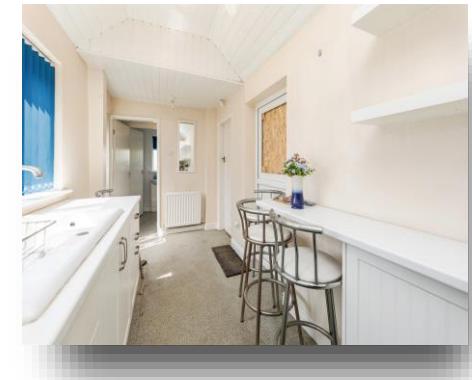
### Second Bedroom

9' 2" x 7' 4" ( 2.79m x 2.24m )

### Third Bedroom

12' 2" x 8' 2" ( 3.71m x 2.49m )

### Rear Garden



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## welcome to Cathcart Close

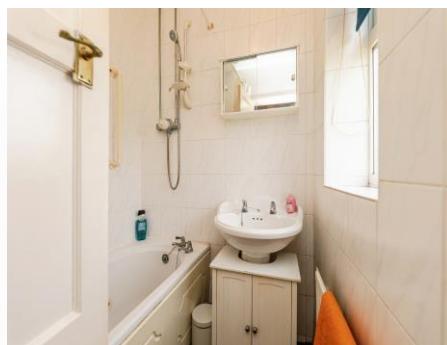
- Village Location!
- Semi-Detached Home.
- Driveway for Multiple Vehicles.
- Three Double Bedrooms.
- Enclosed Rear Garden.

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: B

offers over

**£200,000**



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Property Ref:  
SEL108882 - 0002

 william h brown



**01757 210040**



[Selby@williamhbrown.co.uk](mailto:Selby@williamhbrown.co.uk)



52 Gowthorpe, SELBY, North Yorkshire, YO8 4ET



[williamhbrown.co.uk](http://williamhbrown.co.uk)