

linkagency



The Coppice Bridge Road, Goole, DN14 8LJ

Asking Price £500,000





# The Coppice Bridge Road

Goole, DN14 8LJ

- Fabulous period architecture
- An outstanding property that is widely admired
- Kerb appeal beyond comparison - beautiful
- Good connections being close to the M62 at Goole
- Opportunity to develop and add to the accommodation
- Mature gardens with open outlook beyond
- Prime position in desirable village
- River bank walks and village life are a bonus

The Coppice is a detached house built in 1953, offering approximately 1,945 sq ft of internal accommodation. The property is set back from the road within its own grounds and benefits from open views across arable fields towards the river beyond.

The accommodation includes two reception rooms and three bedrooms, providing a solid and practical layout for family living. The house sits within a generous plot, offering clear development and improvement potential, subject to the necessary consents, for buyers looking to adapt or enhance the property over time.

Established gardens surround the house, providing privacy and usable outdoor space. The size of the plot and the positioning of the property within it are notable features and contribute to its longer-term potential.

The property is within reach of local schooling, including Airmyn Church of England Primary School, with secondary education available in nearby Goole and Howden. Access to the M62 is convenient, allowing for travel to Leeds, Hull, Sheffield, and the wider motorway network.

Overall, this is a detached home with character, a sizeable plot, and scope for future improvement, set in a semi-rural location with good road connections.

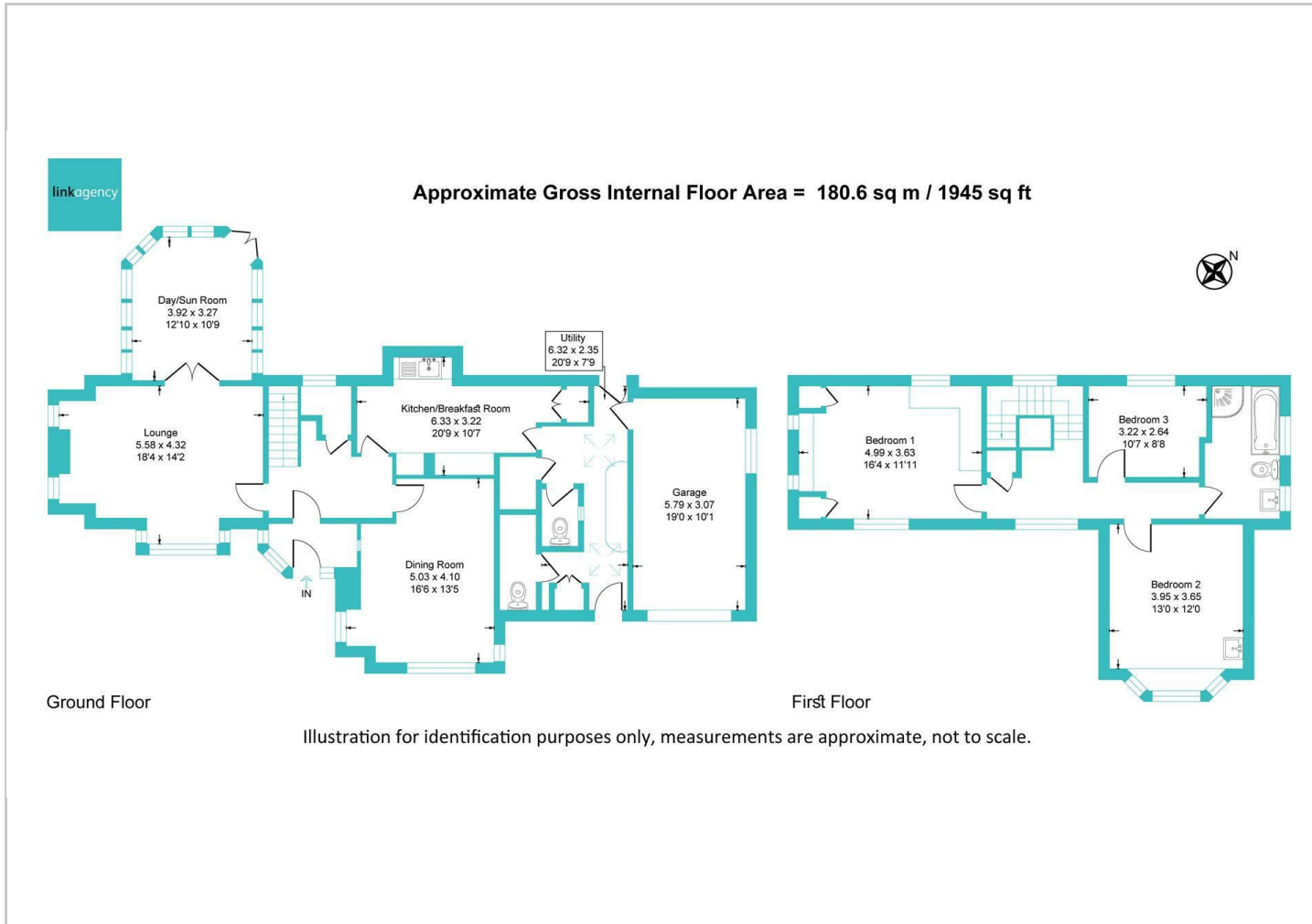
This is a rare chance to own a piece of Airmyn's heritage, where the spirit of the past meets the comforts of today. Whether you are seeking a family home or a tranquil retreat, this property is sure to impress. Do not miss the opportunity to make this exceptional residence your own.



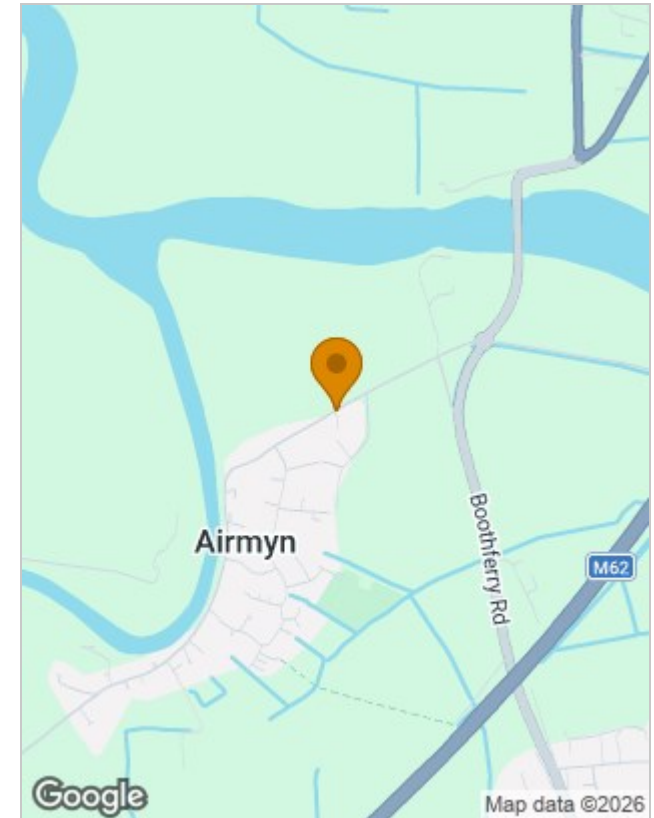




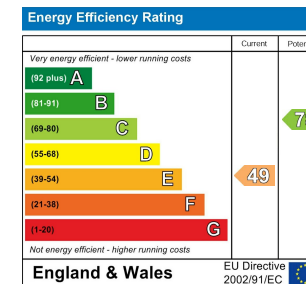
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Link Agency Office on 01405 768401 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. 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.