









welcome to

New Lock House Ings Lane, Beal Goole

Offered for sale with no chain is this three bedroom detached property comprising of lounge, kitchen/diner, two double bedrooms, one single bedroom, family bathroom. A former lock keepers house which directly overlooks the river Aire. The property comes with additional land and outbuildings.













Rear Entrance

With a rear door, and window to the side and rear.

Hallway

With an under stairs storage cupboard and a gas central heating radiator.

Lounge

13' 10" x 12' 10" (4.22m x 3.91m)

With a window to the rear, electric fire with surround and gas central heating radiator.

Kitchen Diner

20' 9" x 6' 11" (6.32m x 2.11m)

A fitted kitchen consisting of wall, base and drawer units with work surfaces over, integrated electric oven, gas hob, extractor hood, stainless steel sink and drainer, space for washing machine and fridge freezer, part vinyl flooring, tiled splash backs, gas central heating radiators, two windows to the front, window to the side and a door to the front.

Landing

With a window to the side and access to the loft.

Bedroom One

12' 11" x 10' 11" (3.94m x 3.33m)

With a window to the rear aspect, multiple built in cupboards, boiler and a gas central heating radiator.

Bedroom Two

12' 11" x 7' 2" (3.94m x 2.18m)

With a window to the front aspect, built in cupboards and a gas central heating radiator.

Bedroom Three

7' 7" x 7' 1" max (2.31m x 2.16m max)

With a window to the rear, built in cupboards and a gas central heating radiator.

Wet Room

A suite consisting of a low level flush WC, wash hand basin, electric shower, extractor fan, vinyl floor, tiled walls, gas central heating radiator and a window to the front aspect.

Front Garden

Long tarmac driveway leading to block paved driveway, lawned garden, trees and wooden shed. garden around the house is fenced and hedges, part lawn, part tarmac, brick coal house and steps to the front door.

Rear Garden

Lawn, large tree, part hedge and timber fence surround.

Garage

Large wooden shed and prefab concrete garage.





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New Lock House Ings Lane, Beal Goole

- Three Bedroom Detached House
- NO ONWARD CHAIN
- **Excellent Countryside Views**
- Large Garden
- **Rural Location**

Tenure: Freehold EPC Rating: D

Council Tax Band: D

£270,000







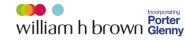


postcode not the actual property

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