



**New Lock House Ings Lane, Beal Goole DN14 0SJ**



**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.



***view this property online*** [williamhbrown.co.uk/Property/PON119332](http://williamhbrown.co.uk/Property/PON119332)



**welcome to**

## **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



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/PON119332](http://williamhbrown.co.uk/Property/PON119332)



Property Ref:  
PON119332 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown Corp is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

 **william h brown**  
Incorporating  
**Porter  
Glenny**



**01977 791406**



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



26 Market Place, PONTEFRAC, West Yorkshire,  
WF8 1AT



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