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BROADACRES

CARLTON, GOOLE
DN14 9NF

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OnTheMarket



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Broadacres, Carlton, Goole DN14 9NF



Beautifully presented 3–4 bedroom semi-detached dormer bungalow in the sought-after Broadacres, Carlton.

Offering a flexible layout with a spacious lounge overlooking the garden, a modern kitchen, two ground-floor bedrooms/ reception rooms, plus two further bedrooms and a stylish bathroom upstairs.

The outside features a generous, mature rear garden, gated driveway parking, and a garage. A well-cared-for home that's ready to move straight into, with scope to personalise over time.

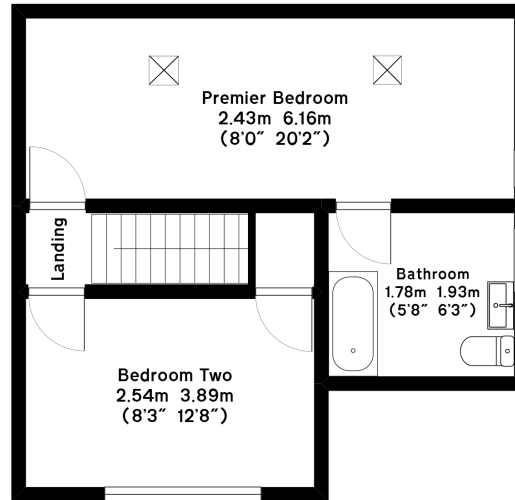
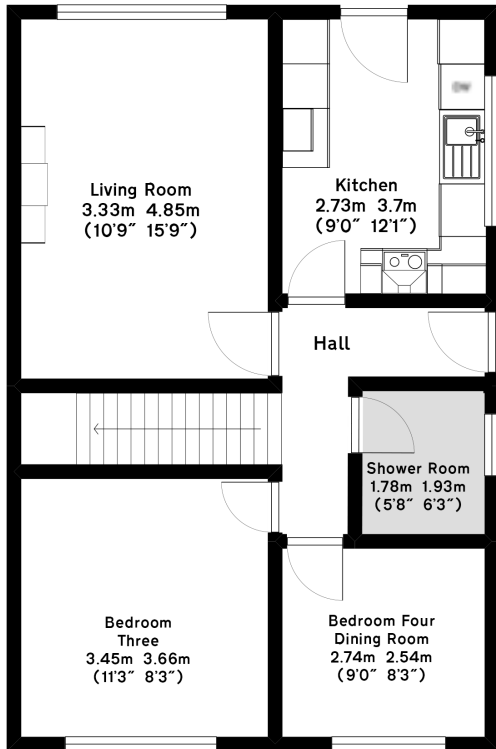
Sold via Secure Sale for peace of mind

- Well presented and ready to move into
- Flexible 3–4 bedroom layout
- Large lounge with garden aspect
- Modern kitchen & stylish bathroom plus separate shower room
- Driveway parking & garage
- Generous mature rear garden
- Popular village of Carlton — great schools, amenities & transport links
- Sold via Secure Sale for peace of mind for both buyer and seller









TOTAL FLOOR AREA
90 sq.m.
(969 sq.ft.) approx.

Full Description

3-4 Bedroom Semi-Detached Dormer Bungalow

Beautifully presented: flexible layout, spacious plot, no onwards chain.

If you've been looking for a well-cared-for home with plenty of space, a generous garden and rooms flexible enough to grow with you, this lovely dormer bungalow in the ever-popular Broadacres, Carlton, is one to view.

Set back behind a neat, low-maintenance frontage, this home instantly feels welcoming. Step inside, and you'll find a bright, spacious layout with room to live, work, and relax. The ground floor offers a large lounge with garden views, a modern, fitted kitchen with gloss cabinetry and integrated appliances, plus two good-sized bedrooms that could equally serve as a home office, dining room, or snug depending on your needs.

Upstairs, the dormer level offers a fantastic main bedroom with fitted wardrobes and skylight windows letting the light pour in, along with a stylish bathroom featuring a freestanding bath perfect for unwinding at the end of the day. There's also an additional bedroom, making this a genuine 3 or 4 bedroom home, depending on the layout preference.

Outside, the rear garden is a real highlight - long, private and full of greenery with space for growing veg, family play, or simply enjoying the sun. There's also a detached garage and gated side driveway offering great storage and parking options.

PUBLIC TRANSPORT



NUMBER 401



Snaith 2.1 km
Rawcliffe 4.4 km
Selby 8.6 km

SCHOOLS



Carlton Primary School (Good) 0.2 km
Camblesforth Community Primary (Good) 1.6 km
Snaith Primary School (Good) 2.8 km
The Snaith School (Good) 2.7 km
Brayton Academy (Outstanding) 8.3 km

MAJOR ROADS



M18 J7 (2.55 miles)
M62 J35 (2.61 miles)

TENTURE TYPE: **FREEHOLD**

COUNCIL TAX BAND: **B**
EPC C

LOCAL AUTHORITY:
Selby



COULD THIS BE
THE ONE?



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AN OFFER.

#Imoved **With** Simon

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