

linkagency



8 Kilpin Close, Goole, DN14 7ZB

Asking Price £695,000





# 8 Kilpin Close

Goole, DN14 7ZB

- Impeccable detached family house in a countryside setting
- Peaceful village which is close to Howden in East Yorkshire and just a ten minute drive to Junction 37 of the M62
- Impressive kitchen and garden room with modern appliances including Quooker
- High quality paving to the exterior front and rear
- Detached double garage and ample parking for several vehicles
- Very well designed and built to first class modern standards
- Top specification throughout, with clean lines as brand new
- Viewing is essential to fully appreciate this wonderful house

Set in the charming village of Kilpin close to Howden, this exquisite detached house is a true gem, built to the highest standards. With a thoughtful design and superior specification, this property offers a perfect blend of modern living and countryside charm.

There are three spacious reception rooms, providing ample space for relaxation and entertaining. The heart of the home is the extended kitchen, which features a fabulous garden room, allowing natural light to flood in and offering delightful views of the generously proportioned garden. The property has four well-appointed bedrooms, ensuring comfort for all family members, and three stylish bathrooms, one of which is a convenient Jack and Jill design. There is potential to convert the loft space and add two more bedrooms if required, some basic prep. has been done.

Every detail in this home has been carefully considered, with high-quality fittings throughout. The modern decor is complemented by elegant shutters on all windows, adding a touch of sophistication. The flooring is a mix of premium tiles and machine-finished wooden surfaces, enhancing the overall aesthetic and comfort of the home.

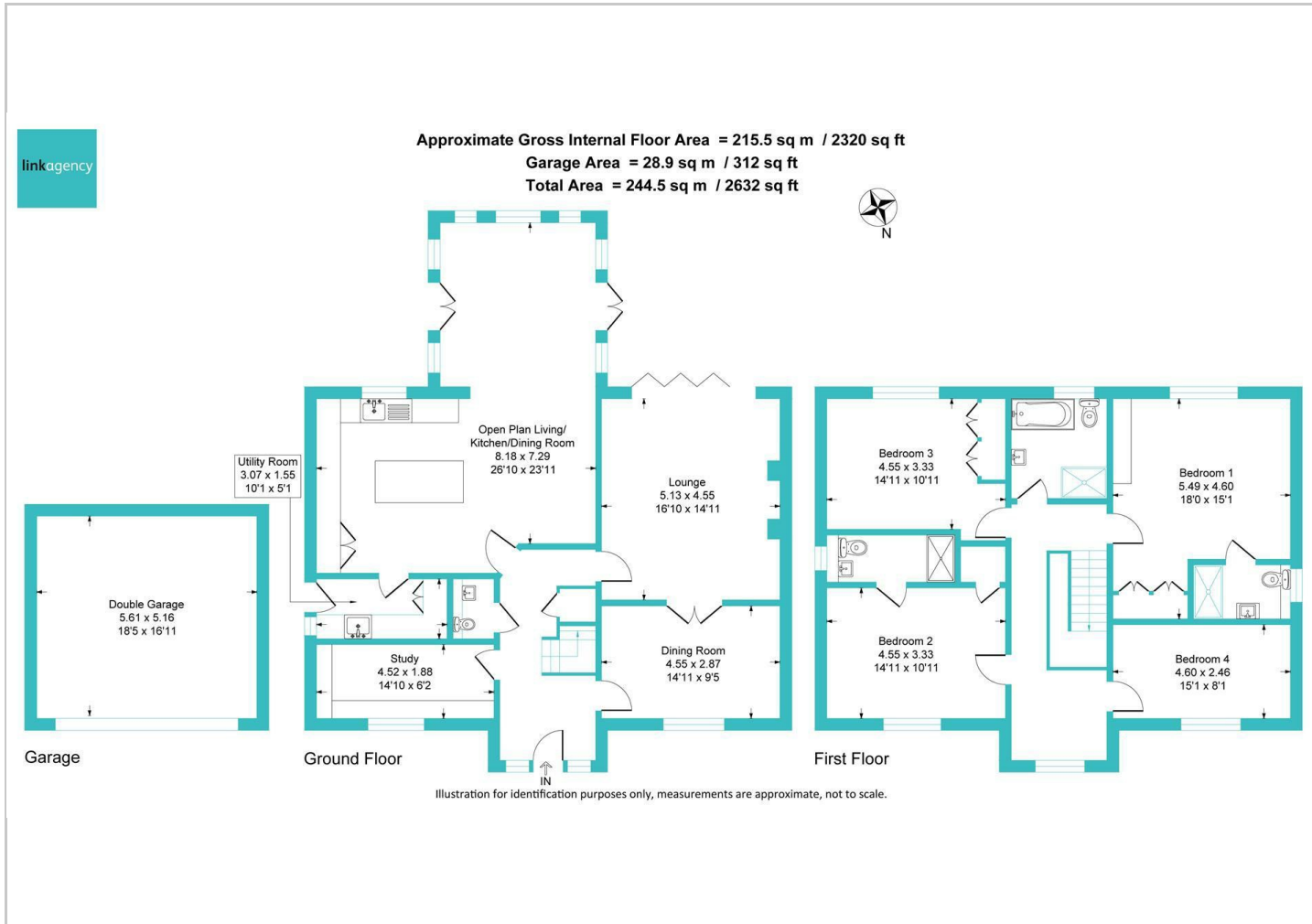
Located in a delightful country village, this property is surrounded by picturesque farmland and lush green spaces, perfect for outdoor activities and leisurely strolls. This home not only offers a luxurious living experience but also a serene lifestyle in a tranquil setting. If you are seeking a high-quality family home in a peaceful location, this property is not to be missed.







## Floor Plans



## Location Map



## Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

## 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.