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Elmtree Farm Main Street, Reedness, Goole, DN14 8EW

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Asking Price £499,950

Situated in the charming rural village of Reedness, just a short distance from the market town of Goole, this location offers an attractive balance of peaceful countryside living and convenient access to local amenities.

### **DESCRIPTION**

Hunters Selby are delighted to present this beautifully appointed five-bedroom family home, ideally positioned in the peaceful rural village of Reedness. This impressive property offers spacious and versatile living accommodation set over three floors. The ground floor features a welcoming entrance hall, a stylish dining room, a modern shower room, a generous lounge, a cosy snug, a well-equipped kitchen, a practical utility room, and a convenient WC. On the first floor, you'll find bedroom one with an en-suite shower room, three further double bedrooms, and a contemporary family bathroom. The second floor offers an additional double bedroom. Outside, the property benefits from off road parking for a single vehicle, with potential to extend for several more if needed, a private, enclosed garden laid mainly to lawn, fencing surrounding the perimeter for added privacy. This wonderful home combines countryside charm with characterful comfort — early viewing is highly recommended to fully appreciate the quality and space on offer. Call Hunters Selby seven days a week.

### **LOCATION**

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### **Material Information - Selby**

Tenure Type; Freehold  
Council Tax Banding; D  
EPC Rating: F

Hunters Selby 23 Finkle Street, Selby, YO8 4DT | 01757 210884  
selby@hunters.com | www.hunters.com

# Elmtree Farm, Main Street, Reedness, Goole, DN14

Approximate Area = 2595 sq ft / 241 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential), © nctechcom 2026. Produced for Hunters Property Group. REF: 1431168











