



**1 Greenoak Lane
Goole DN14 7XY**

**£230,000
FREEHOLD**

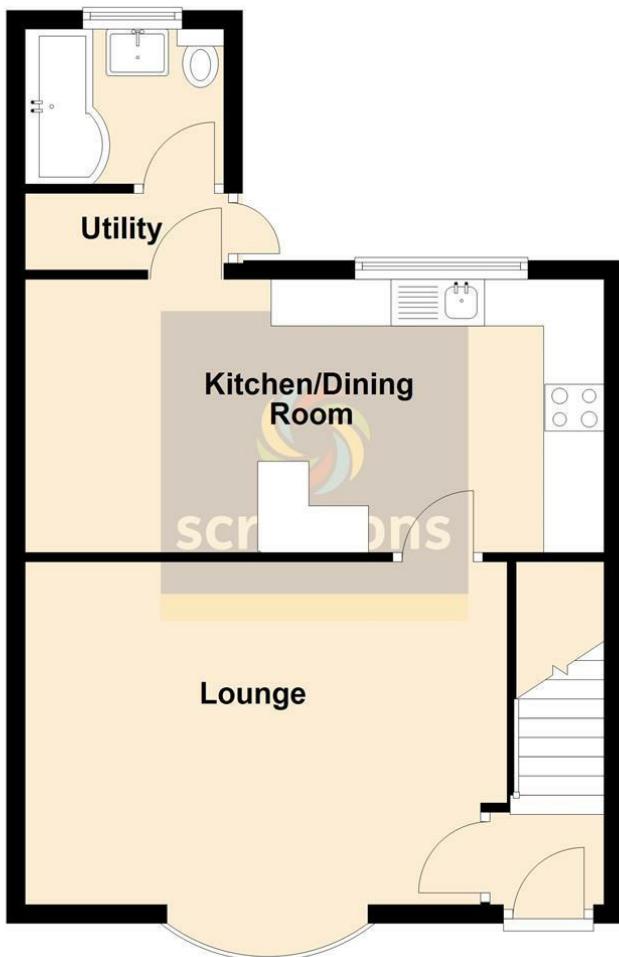
In the charming hamlet of Yokefleet sits 1 Greenoak Lane, a semi-detached property with good sized garden, off street parking and three bedrooms. The property briefly comprises a lounge, modern kitchen/dining room, utility and bathroom to the ground floor and three bedrooms on the first floor. Yokefleet is a hamlet south of the M62 near the River Ouse and provides easy motorway access while still embracing the peacefulness of rural living. Measuring approximately 712 sq ft.

A viewing is highly recommended to appreciate the rural and peaceful aspects of this property.

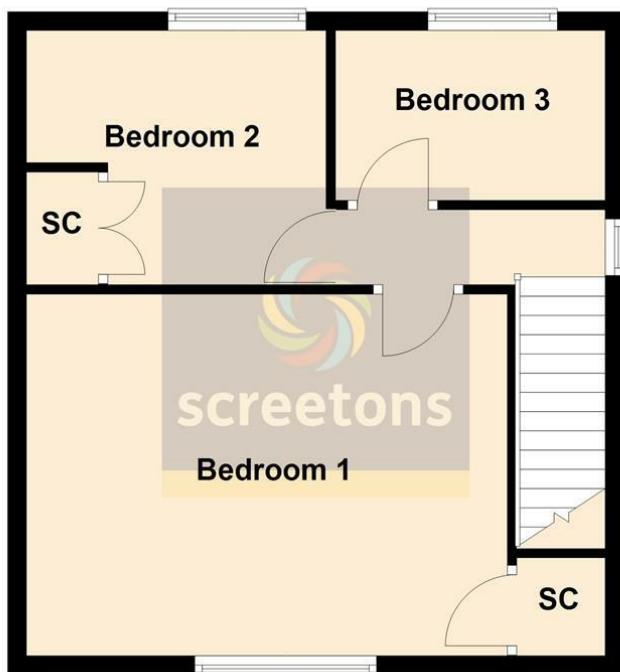
EPC: E



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D		
(39-54) E		49
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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