

Chapel Row Broad Lane, Goole

4 2 3

Offers in excess of £370,000

- Four Double Bedrooms
- Versatile Living
- Three Reception Rooms
- Utility Room
- W.C
- Enclosed Rear
- Freehold
- EPC rating F

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A truly charming and versatile four-bedroom home, believed to have once been three separate cottages, now combined to create a characterful property with exposed beams and surprisingly spacious, flexible accommodation. Situated in the quaint village of Sykehouse, near Goole, the property enjoys a peaceful village setting, perfect for those seeking a quieter lifestyle with access to nearby towns and amenities.

Entering into the central dining room, the layout flows to a kitchen ahead, living room and separate study to the left. To the right, the dining room leads through to a cosy snug and then to a large utility room with access to downstairs facilities and a second staircase. Upstairs, the main accommodation offers three double bedrooms and a four-piece family bathroom, with the second staircase leading to a further bedroom and additional bathroom. Externally, there's a pleasant front garden and, to the rear, a good-sized garden with patio areas and mature shrubs.









The two separate staircases and the potential for multi-generational living are genuine selling points, alongside the character and flexibility of what was once three cottages. An internal viewing is highly recommended to appreciate the space and lifestyle on offer.

Dining Room 3.66m(max) x 3.54m(max)

Living Room 3.18m(max) x 3.62m(max)

Study 3.23m x 2.10m

Kitchen 4.45m(max) x 3.31m(max)

Snug 3.10m x 3.66m

Utility 4.81m x 1.80m

W.C 0.90m x 1.54m

Bedroom One 4.42m x 3.61m

Bedroom Two 3.60m x 3.15m

Bedroom Three 3.16m x 2.61m

Bathroom 3.15m x 2.31m





Bedroom Four 3.66m x 3.10

Second Bathroom 1.72m x 2.90m

Disclaimer

Disclaimer Broad Lane - These details are intended to give a fair description only and their accuracy cannot be guaranteed nor are any floor plans (if included) exactly to scale. These details do not constitute part of any offer or contract and are not to be relied upon as statements of representation or fact. Intended purchasers are advised to recheck all measurements before committing to any expense and to verify the legal title of the property from their legal representative. Any contents shown in the images contained within these particulars will not be included in the sale unless otherwise stated or following individual negotiations with the vendor. Northwood have not tested any apparatus, equipment, fixtures or services so cannot confirm that they are in working order and the property is sold on this basis.

AML

Should you wish to make an offer on this property we will complete mandatory Anti Money Laundering (AML) checks on behalf of HMRC. We outsource this process to our partners, Coadjute. Coadjute charge a fee for this service.

















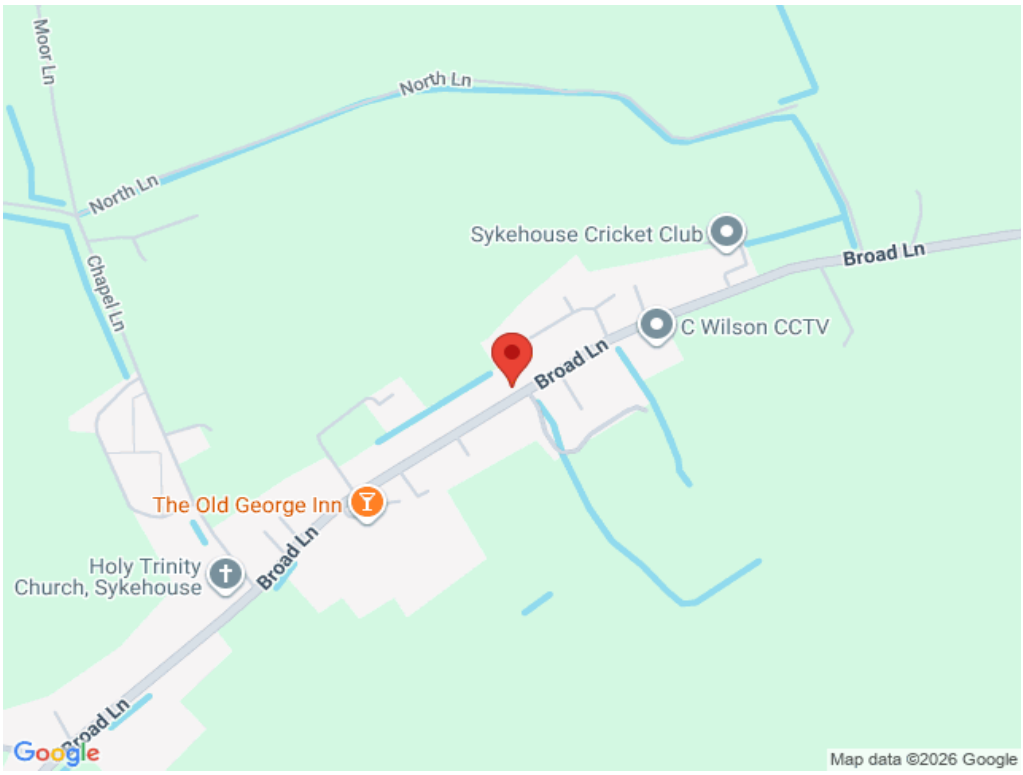
Ground Floor



First Floor







Northwood Thorne

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