



10, Sparrowcroft Lane,
Goole, Blacktoft, DN14 7YN
£200,000



A hidden gem in the village of Blacktoft; this semi-detached house on Sparrowcroft Lane offers a perfect blend of rural tranquillity and is an ideal choice for buyers seeking a peaceful retreat with stunning views of the surrounding countryside.

This home feels welcoming and benefits from three well-proportioned bedrooms, ground floor bathroom, lobby, breakfast kitchen and lounge. One of the standout features of this residence is its garden with picturesque rural views, allowing you to enjoy the beauty of nature right on your doorstep.

Located in the quaint village of Blacktoft, you will benefit from a close-knit community while still being within easy reach of local amenities and transport links. Don't miss the chance to make this home your own.

Council Tax - A
EPC Rating - Tbc
Tenure - Freehold



Tenure: Freehold
East Riding of Yorkshire
BAND: A

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

UPVC double glazed entrance door, tiled walls and stairs leading to first floor accommodation.

LOUNGE

4.699 x 3.638 (15'4" x 11'11")

UPVC double glazed window to the front, solid fuel central heating fire and radiator.

BREAKFAST KITCHEN

5.667 x 2.958 (18'7" x 9'8")

Fitted with a range of wall & base units with complementary work surfaces over, ceramic sink with mixer tap, space for fridge/freezer, integrated high level oven, four ring electric hob with extractor, space/plumbing for washing machine and dishwasher. Space for kitchen table, radiator, UPVC double glazed window to the side and rear.

UTILITY

2.179 x 0.877 (7'1" x 2'10")

UPVC double glazed door leading to rear garden, radiator and access to bathroom.

BATHROOM

1.965 x 1.638 (6'5" x 5'4")

UPVC double glazed opaque window to the rear, low level W.C, sink set in vanity unit, panelled bath with electric shower over and bi-folding shower screen. Radiator and wall mounted cupboard for storage.

LANDING

UPVC double glazed window to the side.

BEDROOM ONE

4.739 x 3.019 (15'6" x 9'10")

UPVC double glazed window to the front, cupboard for storage and radiator.

BEDROOM TWO

3.649 x 2.881 (11'11" x 9'5")

UPVC double glazed window to the rear, cupboard for storage and radiator.

BEDROOM THREE

2.729 x 2.723 (8'11" x 8'11")

UPVC double glazed window to the rear, radiator and loft access.

OUTSIDE

The rear garden is mainly laid to lawn, the extensive garden has well established planting with views over open fields. Timber boundary fencing. Log store and shed with covered area. Driveway for numerous vehicles to the side and hedged garden to the front.

ADDITIONAL INFORMATION

* Please note the property is serviced by a shared septic tank. An arrangement made between the adjoining neighbour and our seller. The newly installed septic tank was completed on the 12th May 2026.*

*Broadband

For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

*Mobile

For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

*Referral Fees

We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

MEASUREMENTS/FLOORPLANS

Are approximate (not to scale) and for guidance only - Buyers are advised to check for their own reassurance.

SERVICES

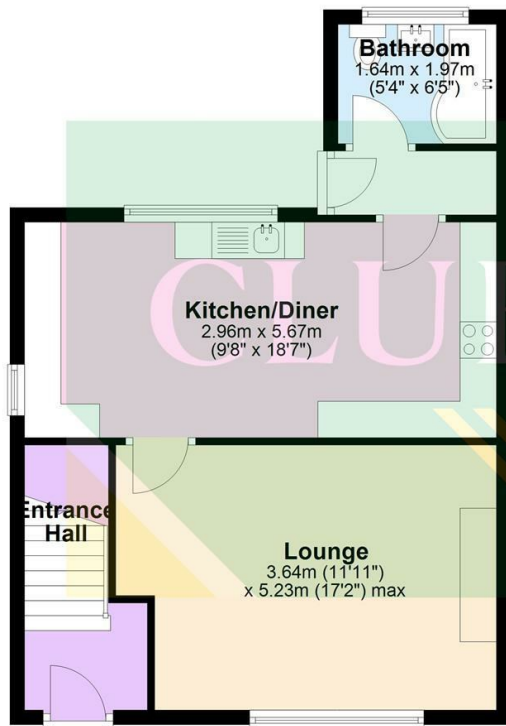
Mains electricity is connected to the property

APPLIANCES

No appliances have been tested by the agents.



Ground Floor



First Floor



Total area: approx. 87.6 sq. metres (942.7 sq. feet)

AGENTS NOTES

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

VIEWING

By appointment with the Agent.

OPENING HOURS

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

MATERIAL INFORMATION

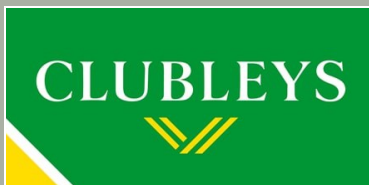
For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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MORTGAGES

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.



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

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Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.