



YORK | SELBY | GOOLE | LEEDS

CHAPPELL CLOSE

GOOLE
DN14 6FL

**SIMON ANLEY**

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CHAPPELL CLOSE GOOLE DN14 6FL



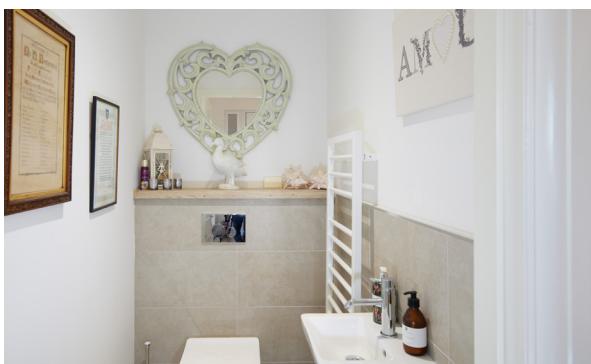
Occupying an attractive position on the ever-popular Greenways development by Beal Homes, this beautifully presented three-bedroom, double-fronted detached home offers a rare opportunity to purchase a property that feels every bit like a show home.

Built less than three years ago and still benefiting from the remainder of the NHBC warranty, the home has been meticulously maintained and thoughtfully enhanced by the current owners, creating a turnkey property ideal for modern family living.

The result is a home that genuinely needs to be seen to be appreciated—modern, elegant and finished to an extremely high standard.

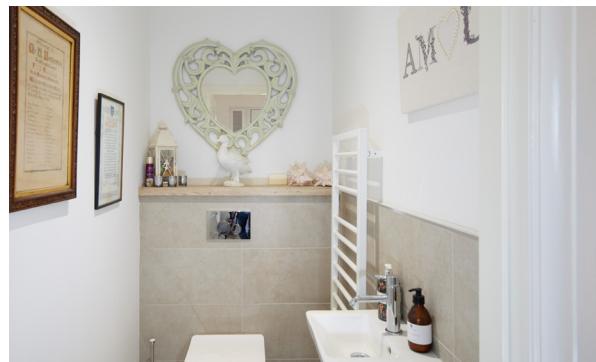
Early viewing is strongly recommended.

- **Immaculate Show-Home Finish**
- **Double-Fronted Detached**
- **Large Lounge**
- **Modern Kitchen / Diner with Bi-fold Doors**
- **South Facing Rear Enclosed Garden**
- **Off-road Driveway Parking**
- **Well stocked Rear Garden**
- **NHBC Warranty Remaining**
- **Great Schools, Amenities & Transport Links**

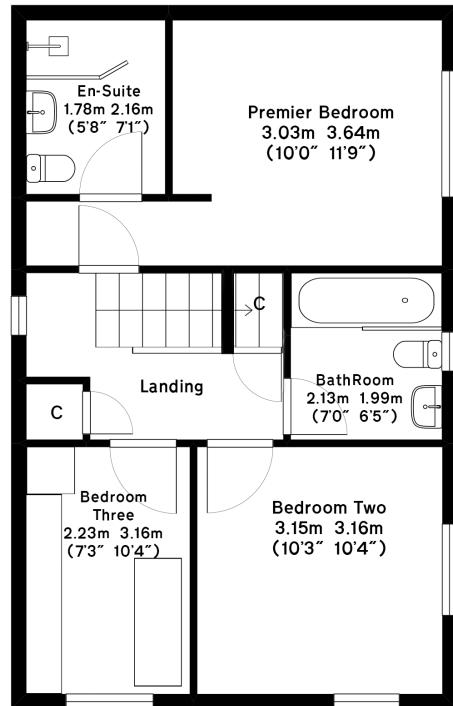
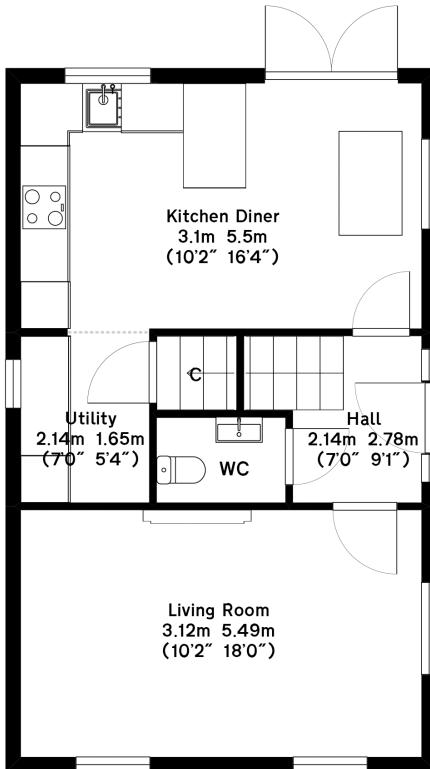












Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with 4Plan. COPYRIGHT IMMOVED LTD

Full Description

The ground floor is centred around a light-filled, open-plan kitchen and dining space, finished in a contemporary style and perfectly suited for both everyday living and entertaining. Bi-fold doors open directly onto the rear south-facing garden, seamlessly connecting indoor and outdoor space. The layout flows effortlessly, with a welcoming feel that is both practical and stylish.

Upstairs, the accommodation continues to impress with three well-proportioned bedrooms. The third bedroom has been cleverly configured as a work-from-home office, complete with a range of bespoke built-in storage, making it ideal for remote working without compromising on space or comfort. The principal bedroom and remaining rooms are presented to the same exacting standard throughout.

Outside, the property enjoys south-facing, landscaped gardens that are both well stocked and simple to maintain—perfect for enjoying the sun throughout the day. The double-fronted façade adds to the home's kerb appeal, while the overall presentation reflects pride of ownership at every turn.

PUBLIC TRANSPORT



NUMBER 401, 55, G4, G5



Goole 1.8 km
Rawcliffe 4.3 km
Howden 7.1 km (Direct Link to London)

SCHOOLS



Boothferry Primary School 1.1 km
Parkside Primary School 1.4 km
Airmyn Park Primary School 1.6 km
Goole Academy (Secondary) 1.2 km
Howden School (Secondary) 5.5 km

MAJOR ROADS



M18 J7 (2.55 miles)
M62 J35 (2.61 miles)

TENURE TYPE: **FREEHOLD**

COUNCIL TAX BAND: C
EPC B

LOCAL AUTHORITY:
East Riding Of Yorkshire



COULD THIS BE
THE ONE?



JUST SCAN THE QR
CODE TO MAKE
AN OFFER.

#IMoved With Simon

SIMON ANLEY

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