



YORK | SELBY | GOOLE | LEEDS

# CHAPPELL CLOSE

GOOLE  
DN14 6FL

rightmove

zoopla

OnTheMarket



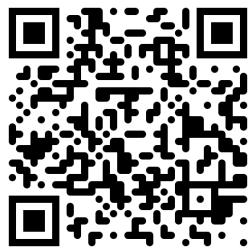
**SIMON ANLEY**

07484 754 685

01757 670 074

[simon.anley@imoved.co.uk](mailto:simon.anley@imoved.co.uk)

<https://imoved.co.uk>



Request your viewing today  
Just scan the QR Code, or  
contact me on the above  
details



# 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









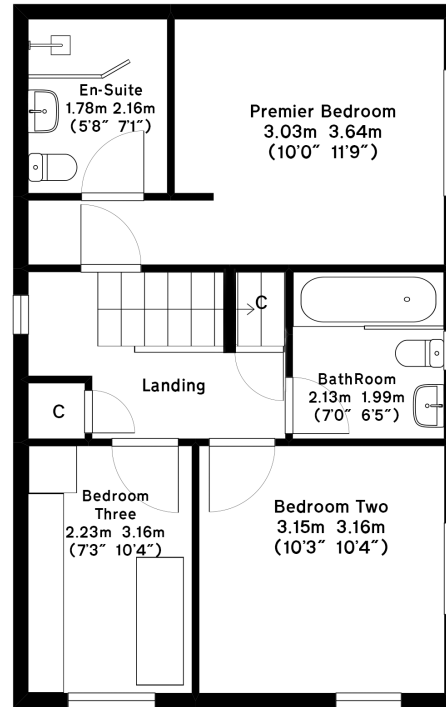
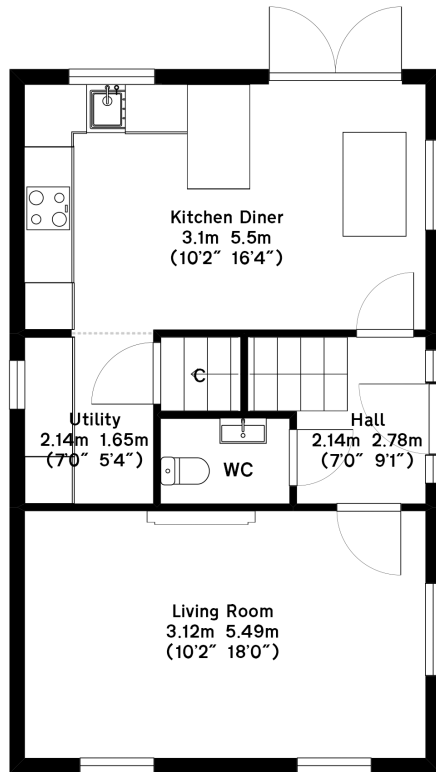












**TOTAL FLOOR AREA**  
**99 sq.m.**  
**(1065 sq.ft.) approx.**

# 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**

07484 754 685

01757 670 074

[simon.anley@imoved.co.uk](mailto:simon.anley@imoved.co.uk)

<https://imoved.co.uk>

