



HUNTERS®
HERE TO GET *you* THERE

30 Ings Lane, Beal, Goole, DN14 0SJ

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Asking Price £385,000

DESCRIPTION

Hunters Selby are delighted to offer for sale this well presented four bedroom detached home situated within the popular village of Beal. The property benefits from gas central heating, UPVC double glazing and briefly comprises an entrance hall, downstairs cloakroom/w.c, lounge, utility room and open plan kitchen/dining room to the ground floor. To the first floor bedroom one with ensuite bathroom, three further bedrooms and a family bathroom. To the front of the property there is a block paved driveway leading to an integral garage along with a garden laid to lawn. To the rear of the property there is a garden to lawn with patio area, shrub borders and fencing around the perimeters. Viewing comes highly recommended to appreciate the accommodation on offer. Call Hunters Selby seven days a week to book a viewing.

LOCATION

Beal is a rural village located approximately three miles from Eggborough, eight miles from Selby and twenty one miles from York. The village offers good access to the M62 motorway network.

DIRECTIONS

Leave Selby along the A19 Doncaster Road, passing through Brayton, Burn and Chapel Haddlesey. Take the right turning to Kellington and Beal. Turn right onto Broad Lane, then right again onto Ings Lane where the property can be identified by our Hunters For Sale Board.

Material Information - Selby

Tenure Type; Freehold
Council Tax Banding; D
EPC Rating : TBC

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Approximate Area = 1313 sq ft / 121.9 sq m

Garage = 150 sq ft / 13.9 sq m

Total = 1463 sq ft / 135.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Hunters Property Group. REF: 1510111.

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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		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
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EU Directive 2002/91/EC		









