



HUNTERS[®]
HERE TO GET *you* THERE

1 Holray Park, Carlton, Goole, DN14 9QP

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Offers In The Region Of £350,000

DESCRIPTION

NO ONWARD CHAIN. Hunters (Selby) are delighted to offer for sale this three bedroom detached bungalow situated within the popular village of Carlton. The property benefits from a gas central heating system, UPVC double glazing and briefly comprises a spacious entrance hall, reception room, downstairs cloakroom/w.c, kitchen, dining room, conservatory, three double bedrooms and a family bathroom. To the front of the property there is driveway leading to a garage with utility along with a mature shrubs and a garden laid to lawn. To the rear of the property there is a further garden laid to lawn, patio area mature shrubs with graveled area and fencing around perimeter. Viewing comes highly recommended to appreciate the accommodation on offer. Call Hunters Selby seven days a week to book a viewing.

LOCATION

Carlton village offers local amenities including two local village stores, a post office, a local doctors surgery, pub and a fish and chip shop. The adjacent village of Snaith offers a wide range of shops including a mini supermarket, chemist, butcher, cafes, pubs, several hairdressers, florists and takeaway outlets.

DIRECTIONS

From Selby take the A1041 proceed through the village of Camblesforth and on entering the village of Carlton High Street, turn right onto Hepworth's Lane. Turn left onto Low Street and then right onto Holray Park where the property can be identified by our Hunters For Sale Board.

Material Information - Selby

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

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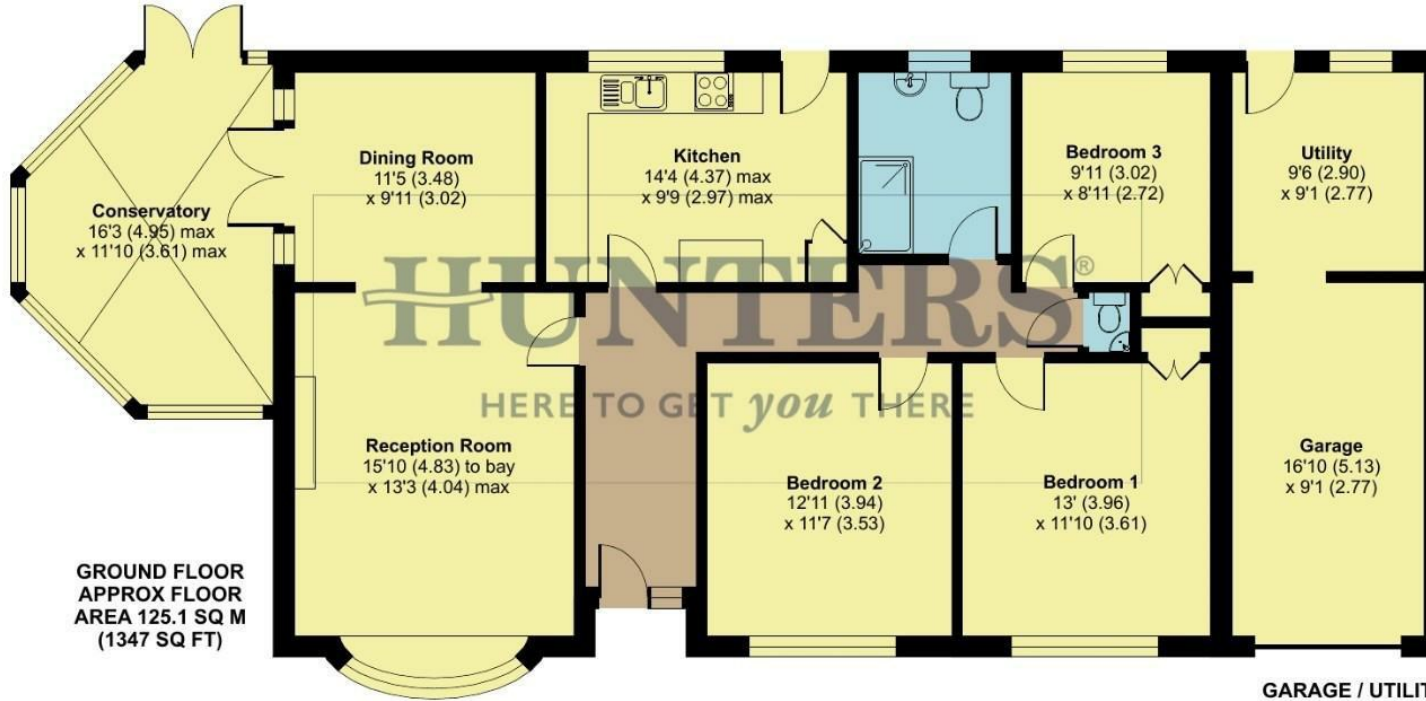
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Approximate Area = 1347 sq ft / 125.1 sq m

Garage / Utility = 245 sq ft / 22.7 sq m

Total = 1592 sq ft / 147.8 sq m

For identification only - Not to scale



GROUND FLOOR
APPROX FLOOR
AREA 125.1 SQ M
(1347 SQ FT)

GARAGE / UTILITY
APPROX FLOOR
AREA 22.7 SQ M
(245 SQ FT)



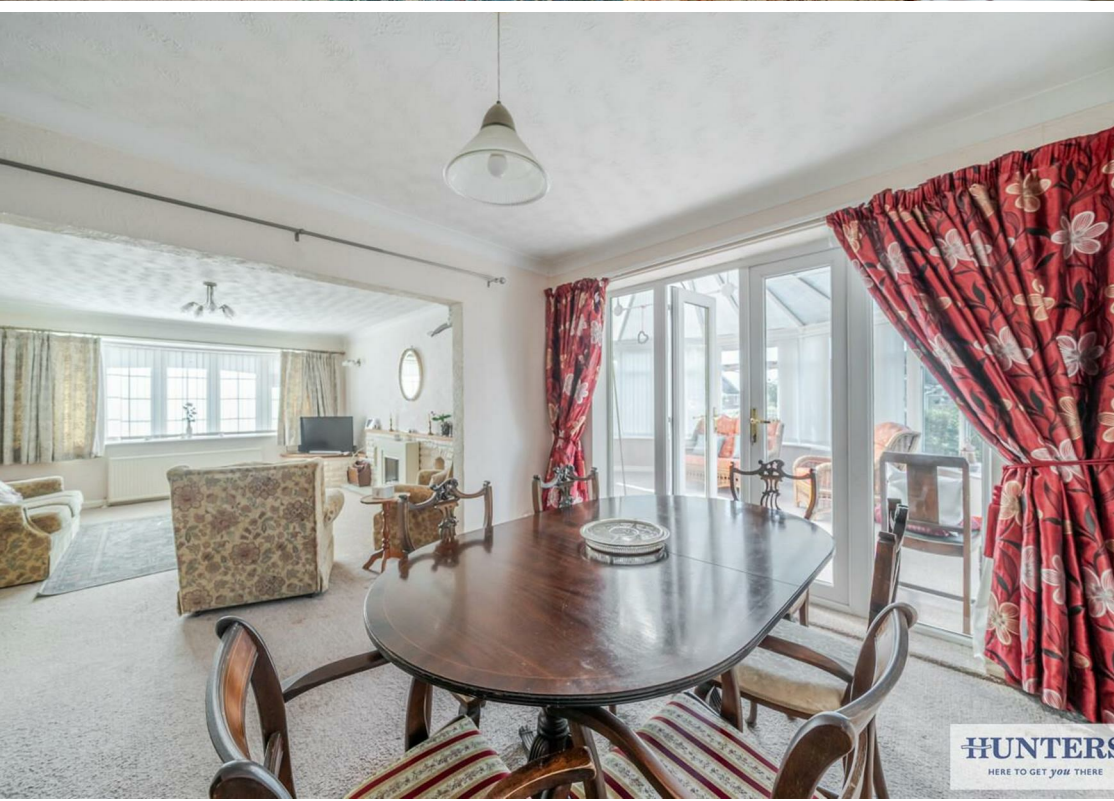
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential), © nchecon 2026. Produced for Hunters Property Group. REF: 1452975



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

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			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			











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