



High Street, Carlton, Goole, Yorkshire, DN14 9LZ

- No Onward Chain • A fantastic family home with a substantial plot • Kitchen with a range of appliances • Living room • Dining room • Cloakroom with a w/c • Four bedrooms & a family bathroom • Large garden • Off street parking for multiple cars • EPC = D

Guide Price £380,000

Set within the highly regarded village of Carlton, this attractive detached family home enjoys a peaceful rural setting while remaining conveniently close to a range of amenities. Carlton is a sought-after village known for its welcoming community, traditional character and surrounding open countryside, offering an ideal environment for families and those seeking a quieter lifestyle. The property is offered to the market with No Onward Chain so an early viewing is highly recommended to fully appreciate everything it has to offer.

A particular highlight of the area is the nearby Carlton Towers, a striking Victorian Gothic country house set within extensive parkland. The estate is a well-known local landmark and hosts a variety of events throughout the year, including weddings, seasonal fairs and outdoor activities. Its beautiful grounds and historic architecture add to the charm and prestige of the village setting, with scenic walks and countryside views enhancing everyday life in the area.

Despite its tranquil feel, Carlton is exceptionally well placed for access to nearby towns and transport links. The bustling market town of Goole is just a short drive away, providing a wide range of shops, supermarkets, restaurants and leisure facilities, along with a mainline railway station offering connections to Leeds, Hull and beyond. The property also benefits from excellent road links, with easy access to the M62 motorway, making commuting to major centres such as York and Doncaster straightforward. A range of well-regarded primary and secondary schools are available within the local area, further enhancing the home's family appeal.

Occupying a generous and clearly defined plot, the property is set back from the road and enjoys a good degree of privacy. The grounds are predominantly laid to lawn, offering excellent outdoor space for families, entertaining, or further landscaping, with ample off-street parking and useful outbuildings enhancing practicality.

Internally, the home extends to approximately 1,550 sq. ft. of well-proportioned accommodation arranged over two floors. The ground floor comprises a welcoming entrance hall leading through to a spacious sitting room, filled with natural light and offering an ideal space for relaxing. A separate dining room provides a more formal setting for entertaining, while the kitchen is well-equipped with a range of fitted units and work surfaces, as illustrated, with pleasant views over the garden. A ground floor w/c and boiler room add further convenience.

To the first floor, there are four bedrooms, including a particularly generous principal bedroom, along with three further well-sized rooms suited to family living, guests or home working. A family bathroom serves the accommodation.





A FANTASTIC FAMILY HOME WITH A SUBSTANTIAL PLOT & NO ONWARD CHAIN



R M English Ltd, 2 Railway Street, Pocklington, YO42 2QZ Tel: 01759 303202



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		57	68
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Ra		0	0
		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) 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			
England, Scotland & Wales		EU Directive 2002/91/EC	

Viewing strictly by appointment

Tenure Freehold

Council Tax Band D

Local Authority East Riding of Yorkshire Council

Services Mains water & electric. Oil fired central heating



Address: High Street, Carlton, Goole, Yorkshire, DN14 9LZ
Reference: 2595



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Approx. Gross Internal Floor Area 1553 sq. ft / 144.21 sq. m

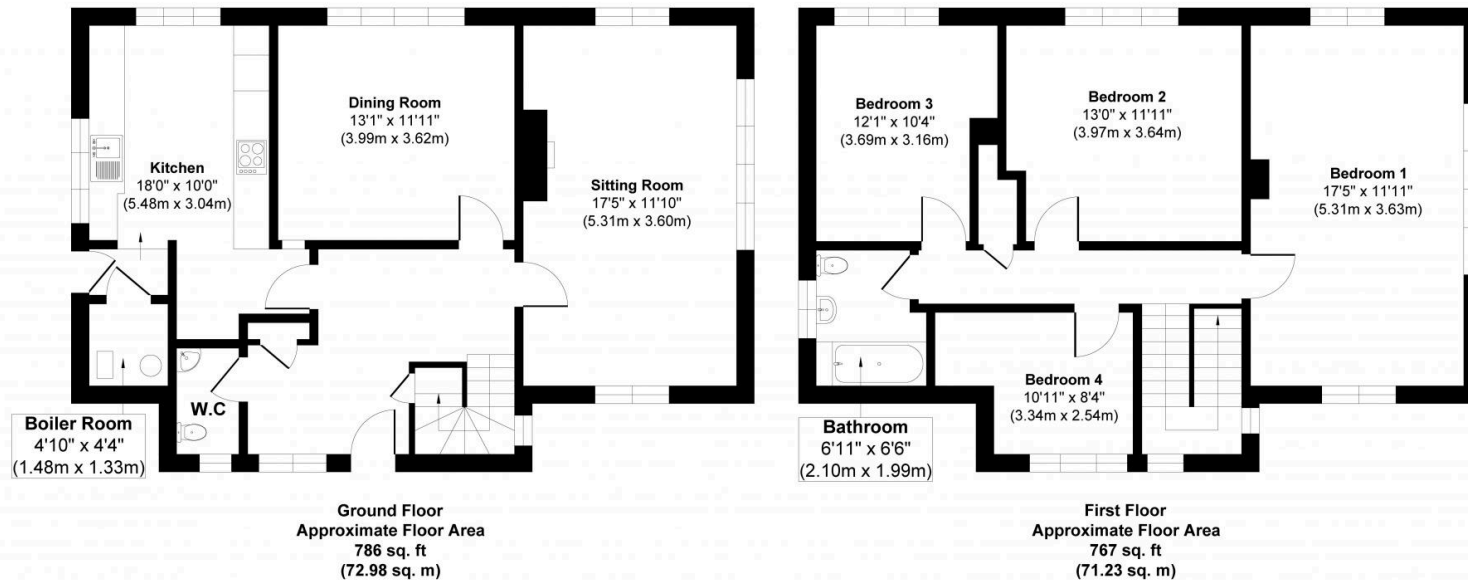
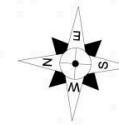


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