Plot 373, Aysgarth The Greenways, Goole, DN14 6FJ
£297,500
EPC:

This energy-efficient 3 bed detached home offers a fantastic opportunity to enjoy open plan family living the property consists of an open plan kitchen/diner looking out onto the fully enclosed garden, to the first floor you will find three double bedrooms one with en-suite.
Flooring included throughout, luxury bathrooms and SMEG appliances, high quality fixtures and fittings, driveway for multiple vehicles, integral garage and turfed gardens.
Step into a brand new Beal home at The Greenways, Goole, where quality, style and peace of mind come as standard. Finished to a high specification and designed with modern living in mind,

- BRAND NEW BEAL HOME - THE GREENWAYS, GOOLE
- 2 year Beal Homes Warranty along side 10 year NHBC Warranty, for your peace of mind
- HBF 5 Star Housebuilder for 6 Years running
- Flooring included throughout including tiling to bathroom and wc
- Luxury bathrooms
- A range of schemes to help you move including Part Exchange
- High standard specification
- Energy efficient homes helping you save on your utility bills
- Great local amenities right on your door step and popular local schools
- SMEG appliances included as standard

ABOUT A AYSGARTH HOME
The Aysgarth is one of Beal's luxury three bedroom family homes, ideal for couples or growing families looking for a truly contemporary space. The layout of the Aysgarth flows beautifully; from the light entrance hall into a large reception room and through to a modern and spacious kitchen / dining space fitted with French doors opening out onto the garden. Off the kitchen you will find a contemporary downstairs cloakroom. The Aysgarth also plays host to an integral garage for all your storage needs.

At the top of the carpeted stairway, you will find a beautifully designed family bathroom, and three spacious bedrooms, one of which has additional character with gentle sloping eves. The Master bedroom is complete with a perfectly designed en-suite, the perfect sanctuary.

PLEASE NOTE
Some images are taken from a slightly different house type style to show you the closest resemblance to the house type you are currently viewing, due to us not having a show home of every house type. Please consult with the Beal Homes sales team for further information

Ground Floor

Kitchen/Dining	5.01m x 3m	16′ 5″ x 9′ 10″
Lounge	3.94m x 4.24m	12′ 11″ x 13′ 10″

All dimensions shown are from plaster finish to plaster finish, based on the maximum possible dimensions available in each room. Kitchen layouts are indictive and not the standard kitchen layout. All furniture shown in the floor plan is for indicative purposes only and is not included with the home. Based on average sizes for furniture displayed.

– Reduced head height
– Suggested Wardrobe Location

First Floor

Bedroom 1	3.15m x 4.07m	10′ 4″ x 13′ 4″
Bedroom 2	2.6m x 4.36m	8′ 6″ x 14′ 3″
Bedroom 3	3.01m x 6.02m	9′ 10″ x 19′ 9″