



Rose Cottage, Ings Lane, Beal Goole DN14 0SJ

Welcome to

Rose Cottage, Ings Lane, Beal Goole

Four bedroom detached cottage in Beal requiring modernisation, offering open plan kitchen diner, lounge, utility and conservatory. First floor includes master en-suite and family bathroom. Front driveway, enclosed garden with outbuildings. Semi rural setting near river walks and M62/A19 links.



Entrance Hall

With a front entrance door and wooden flooring.

Lounge

14' 3" x 12' 2" (4.34m x 3.71m)

With a window to the front, log burner with wooden surround, wooden flooring and a gas central heating radiator.

Dining Room

16' 2" x 7' 3" (4.93m x 2.21m)

With double door to the rear, half wooden floor, half stone floor and a gas central heating radiator.

Kitchen

23' 7" x 13' (7.19m x 3.96m)

A fitted kitchen consisting of wall, base and drawer units with stone work surfaces over, island with Belfast sink and storage, under stairs storage, space for a range cooker, American fridge freezer, dishwasher, stone paved flooring, spot lights, two gas central heating radiators and a window to the front aspect.

Utility

6' 9" x 6' 6" (2.06m x 1.98m)

With a door to the rear, tiled flooring, space for washing machine, boiler, sky light and a window to the rear.

Landing

With access to the loft and a gas central heating radiator.

Bedroom One

14' 11" x 10' 9" (4.55m x 3.28m)

With a window to the front and side and gas central heating radiator.

Ensuite

A suite consisting of a low level flush WC, wash hand basin, wood panelled walls, vinyl flooring, spot lights, free standing bath and a window to the rear.

Bedroom Two

12' 9" x 7' 11" (3.89m x 2.41m)

With a window to the front, laminate flooring and a gas central heating radiator.

Bedroom Three

12' 1" x 7' 11" (3.68m x 2.41m)

With a window to the rear, wooden floor and a gas central heating radiator.

Bedroom Four

12' 7" x 6' 7" (3.84m x 2.01m)

With a window to the side and laminate flooring.

Bathroom

A suite consisting of a low level flush WC, wash hand basin, shower cubicle, two windows to the rear and a gas central heating radiator.

Front Garden

A paved driveway to the side, stone path, rose bushes, climbing plants and a picket fence.

Rear Garden

Large Rear Garden, decking with summer house, mix of lawns, paved area, shrubs, trees, pond and wooden fence surround. 2 wooden sheds, chicken coup, log shed, dog shed, greenhouse and fruit trees.



view this property online williamhbrown.co.uk/Property/PON119802



Welcome to

Rose Cottage Ings Lane, Beal Goole

- Four Bedroom Detached House
- Open Plan Lounge Diner
- Semi Rural Location
- Spacious Rear Garden
- Off Street Parking

Tenure: Freehold EPC Rating: D
Council Tax Band: F

£310,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/PON119802



Property Ref:
PON119802 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01977 791406



Pontefract@williamhbrown.co.uk



26 Market Place, PONTEFRACT, West Yorkshire,
WF8 1AT



williamhbrown.co.uk