



Plot 406, The Hackness The Greenways, Goole, DN14 6FJ

£300,000

EPC:

****EXPECTED COMPLETION MARCH TO MAY 2027**** Three bedroom detached house with parking.

- 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 5 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 HACKNESS HOME

A wonderfully designed, three-bedroom home, the Hackness is a perfect proposition for first time buyers, those with a growing family or for anyone who wishes to enjoy a spacious, well designed home. An impressive central entrance hallway leads into the large living space with charming bay window – a perfect family room in which it's easy to picture yourself spending evenings together with family and friends. The hallway also leads through to the large kitchen / dining area, an ideal place to cook and spend mealtimes together – or take your evening drinks into your garden, with direct access through the charming bi-fold doors. The separate utility room will quickly become a home staple you wonder how you ever lived without. The addition of a convenient downstairs cloakroom and under stairs storage means you're unlikely to need to go upstairs until the day is over.

Upstairs, The Hackness doesn't disappoint, with a family bathroom and two bedrooms at the back of the house. The master bedroom – situated at the front has its own en-suite and is a perfect place to relax after a busy day.

PLEASE NOTE

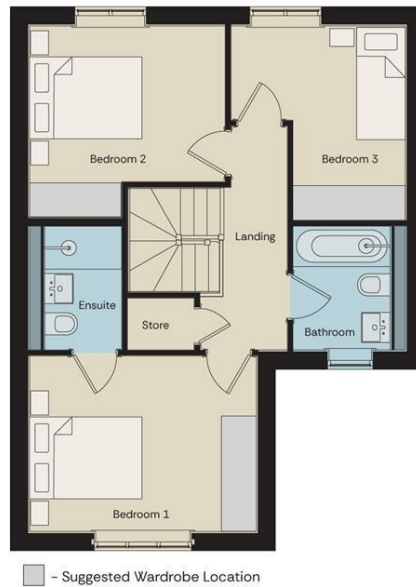
Some images are taken from a slightly different house type style to show you the closest resemblance to the house type you are currently viewing, due to us not having a show home of every house type. Please consult with the Beal Homes sales team for further information



Ground Floor

Kitchen/Dining	2.64m x 6.53m	8' 8" x 21' 5"
Lounge	4.64m x 3.94m	15' 3" x 12' 11"

All dimensions shown are from plaster finish to plaster finish, based on the maximum possible dimensions available in each room. Kitchen layouts are indicative 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.



First Floor

Bedroom 1	3.05m x 3.94m	10' x 12' 11"
Bedroom 2	3.38m x 3.40m	11' 1" x 11' 2"
Bedroom 3	3.38m x 3.02m	11' 1" x 9' 11"





