



**Marsh Lane Gardens, Kellington GooleDN14 0PG**



*welcome to*

**Marsh Lane Gardens, Kellington Goole**

Charming three bedroom semi-detached home, located in the sought-after village of Kellington.



This beautifully presented three-bedroom semi-detached home in the heart of Kellington offers spacious living with huge potential throughout, making it perfect for families, first-time buyers, or investors. The entrance hall provides access to the ground floor, with stairs leading to the first floor. The well-presented lounge features a cozy gas fireplace, wooden flooring, and ample storage space, creating a welcoming space for relaxation. The fitted kitchen is both stylish and functional, with wall and base units, spotlights, plumbing for a washing machine, and wooden flooring. There is a door leading swiftly through to a spacious conservatory with plenty of natural light. Upstairs, there are two generously sized double bedrooms and one adequate single bedroom, all with carpet flooring. The first-floor bathroom offers a shower cubicle, tiled flooring, and fitted storage. Externally, the property boasts a low-maintenance rear garden with a patio area fencing for privacy. On-street parking as well as a single garage is available, and the home is conveniently located not far from Selby centre where you will find all of your required amenities. This move-in-ready property combines village living with classic charm.

**Entrance Hall**

**Lounge**

**Kitchen**

**Conservatory**

**Landing**

**First Bedroom**

**Second Bedroom**

**Third Bedroom**

**Bathroom**

**Rear Garden**

**Garage**



***view this property online*** [williamhbrown.co.uk/Property/SEL108638](http://williamhbrown.co.uk/Property/SEL108638)



welcome to

## Marsh Lane Gardens

- Sought After Village Location.
- Three Bedrooms.
- Single Garage.
- Rear Garden With Surrounding Fence.
- Kitchen & Conservatory.

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers in excess of

**£150,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/SEL108638](http://williamhbrown.co.uk/Property/SEL108638)



Property Ref:

SEL108638 - 0006

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



**01757 210040**



[Selby@williamhbrown.co.uk](mailto:Selby@williamhbrown.co.uk)



52 Gowthorpe, SELBY, North Yorkshire, YO8 4ET



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**