

linkagency



1 Pear Tree Park, Goole, DN14 7BG

£525,000





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- Fabulous location in one of Howden's most sought after developments
- Historic Minster and superb playing fields serve the community
- Plentiful array of country walks and cycle lanes close by
- Viewing of this property is essential to appreciate what is on offer
- Howden offers a good deal of amenities and connectivity with easy access to the M62 at Junction 37
- Market square with boutique shops and cafes, Market Hall offering entertainment on a weekly basis
- Popular garden centre within a short walk away

Pear Tree Park Howden is a delightful and this impressive detached house offers a perfect blend of comfort and convenience. Spanning an expansive 1,985 square feet, the property has two spacious reception rooms, ideal for both entertaining guests and enjoying family time. With four well-proportioned bedrooms, including a master suite complete with an ensuite bathroom, this home is designed to accommodate the needs of modern living.

Constructed between 1990 and 1999, the house is set on a substantial plot, providing ample outdoor space for gardening, play, or relaxation. The large gardens that envelop the property not only enhance its appeal but also present exciting potential for future extensions, should you wish to expand your living space.

The location is particularly advantageous, with an easy walk to the market square, where you can enjoy local shops and amenities. Additionally, the proximity to the doctors' surgery and Ashes Park ensures that essential services and recreational areas are just a stone's throw away.

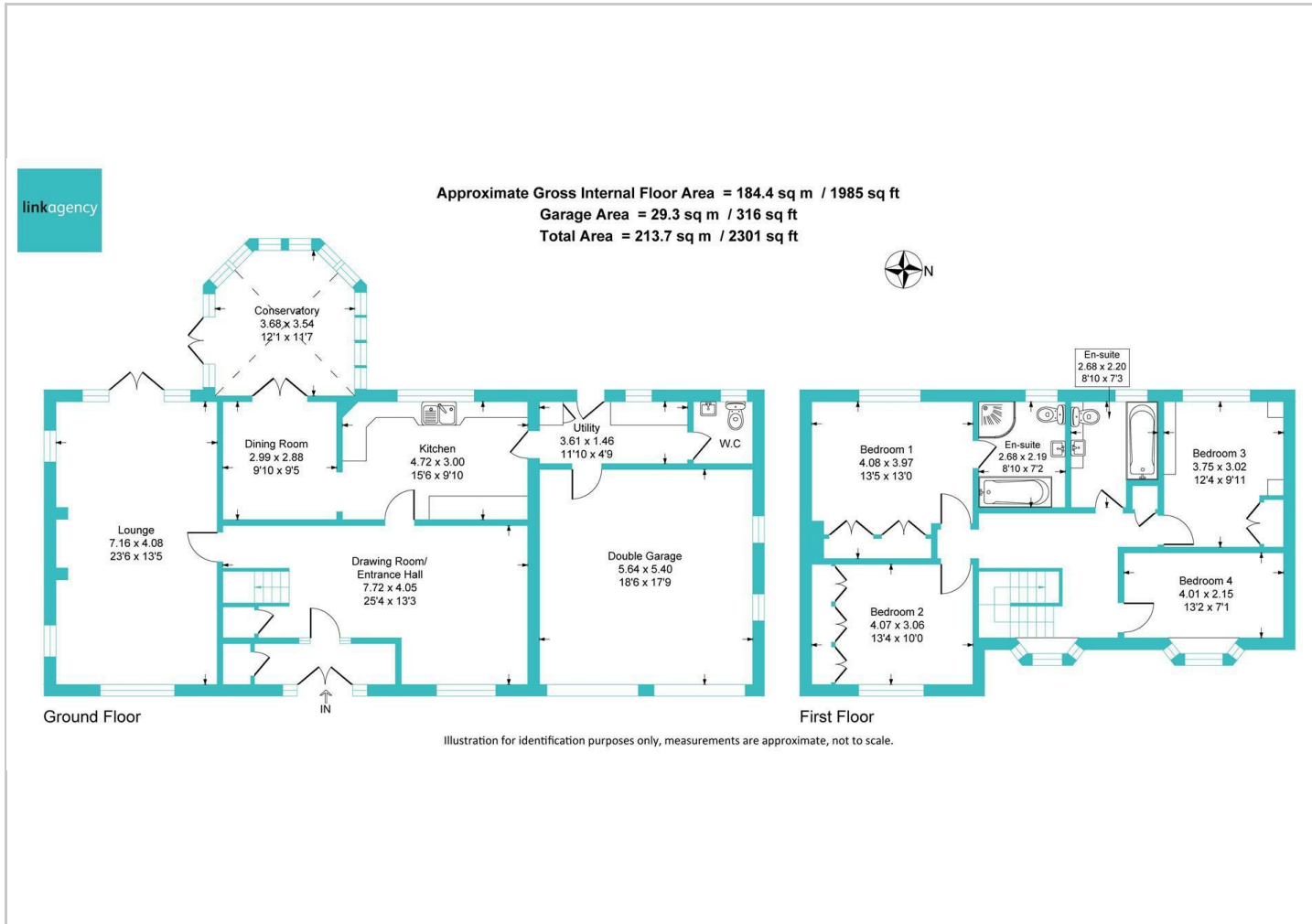
The well-appointed kitchen, along with a convenient utility room, caters to all your culinary needs, while the double garage offers secure parking and extra storage. This delightful home is perfect for families seeking a peaceful yet accessible lifestyle in a friendly community. Don't miss the opportunity to make this wonderful property your own.



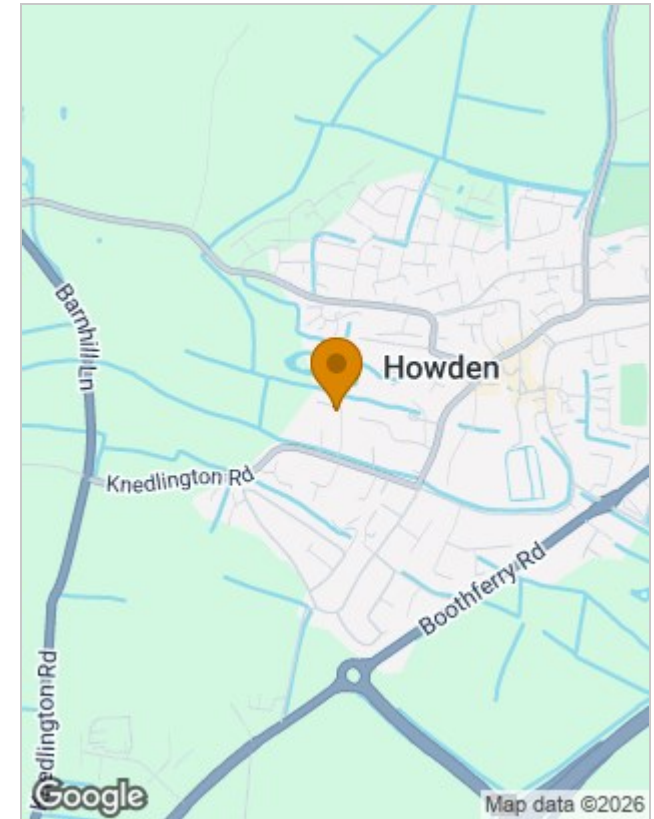




Floor Plans



Location Map



Energy Performance Graph

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

Viewing

Please contact our Link Agency Office on 01405 768401 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.