



ROB LETTS

EXPERIENCE
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Dunelm, Goodmanham

Guide Price £500,000

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Dunelm is a home with a story — built in 1965 by the current owners and offered to the open market for the very first time. Set quietly behind a mature beech hedge in the heart of Goodmanham, it combines privacy, flexibility and outstanding countryside views.

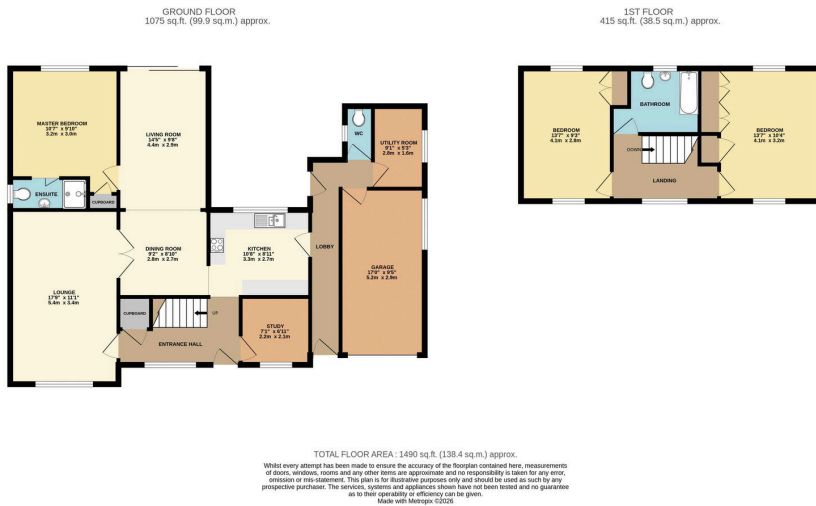
The property enjoys a large driveway with access to the garage and a small lawned frontage, while inside the accommodation is bright, versatile and well proportioned. A welcoming entrance hall leads to a useful study, a comfortable main lounge with open fire, and a modern kitchen fitted with integrated appliances. A full-length side lobby adds exceptional practicality, connecting the driveway, utility room, WC, garage, garden and kitchen.

Beyond the kitchen, the original dining room flows into a large second reception room with sliding patio doors opening onto the garden, alongside a ground floor double bedroom with ensuite. This area offers exciting potential to create a stunning open-plan living space overlooking the garden and Wolds beyond.

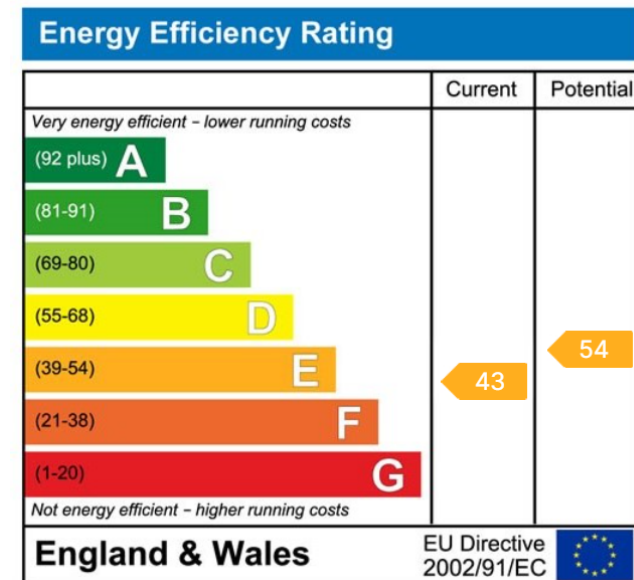
The rear garden features a raised patio, sloping lawn, and an additional orchard-style area with timber sheds, while the Yorkshire Wolds Way runs directly behind.

With Market Weighton and Pocklington nearby and easy access to Beverley, York and Hull, this is village living done properly.





- First time on the open market • Built in 1965 for the current owners
- Detached family home • Private driveway and garage, screened by beech hedge
- Versatile layout with multiple reception rooms • Gardens backing onto countryside
- Ground floor double bedroom with ensuite • Significant potential to create open-plan living space
- Yorkshire Wolds Way running directly behind the property • When calling about this property, please quote RL0918



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