



All Saints Court, Whitley, Goole, Yorkshire, DN14 0GJ

Guide Price £399,950

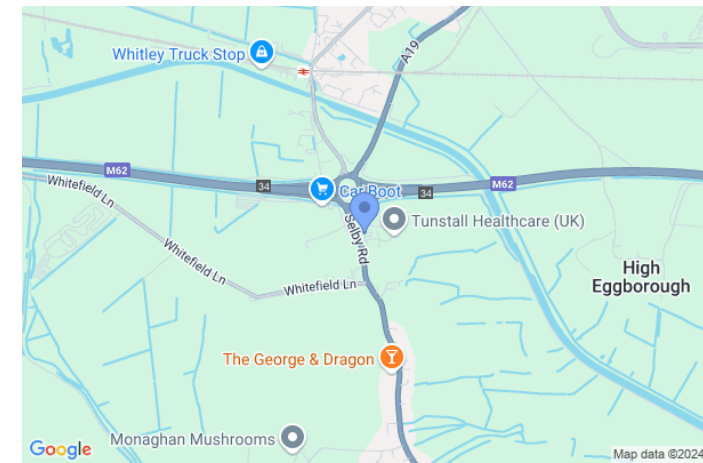
If you are looking for change of lifestyle, like the idea of owning a home that has been constructed by an independent builder who focuses on the finer details, need quick access to the M62 and main roads for commuting, then look no further as this lovely family home could be exactly what you have been waiting for. This property is one of several homes that are available for sale on this site, so if you are looking for choice, then you will not be disappointed with what is on offer.

On entering you will see stairs rising to the first floor and multiple doors off to the various ground floor rooms. The living room is the first on the right which is both spacious and light, as a large window to the front allows natural light to flood in. The second door opens into a cloakroom with a w/c and had basin.

To the rear of the property, you will find a nicely proportioned open plan kitchen/diner. There is more than enough space at one end for a large dining table with chairs, whilst double doors with glass to the sides not only allows natural light in but opens to the patio seating area. The kitchen itself has been fitted with a U shaped worktop that doubles up as a breakfast bar and incorporates a stainless steel sink with drainer and a four ring induction hob. In addition, there is a single oven and space for a fridge/freezer. The utility room is off the kitchen and has been fitted with a worktop that incorporates a stainless steel sink with drainer, has fitted storage units and space for a washer, dryer and dishwasher.

To the first floor there are four double bedrooms, whilst the fifth room could be used as a home office. The master bedroom benefits from an en-suite comprising walk in double shower, hand basin with storage below and a low level w/c. A family bathroom comprising bath, shower, hand basin with storage below and a low level w/c completes the internal accommodation.

The property has a garage to one side but if you don't use a garage for a car, then it provides the perfect storage facility. Additional off street parking is available on the tarmac drive. The rear garden is a good size and is fully enclosed by a timber fence, perfect if you have young children or pets. There is a lovely patio seating area, a fantastic addition especially if you like to sit and enjoy the sun in the summer months.

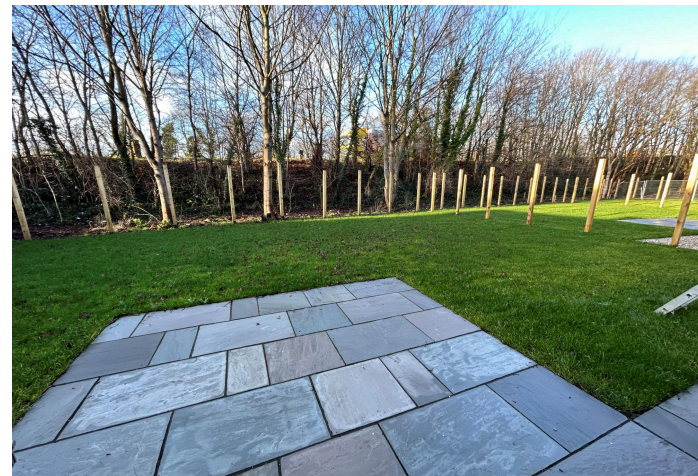
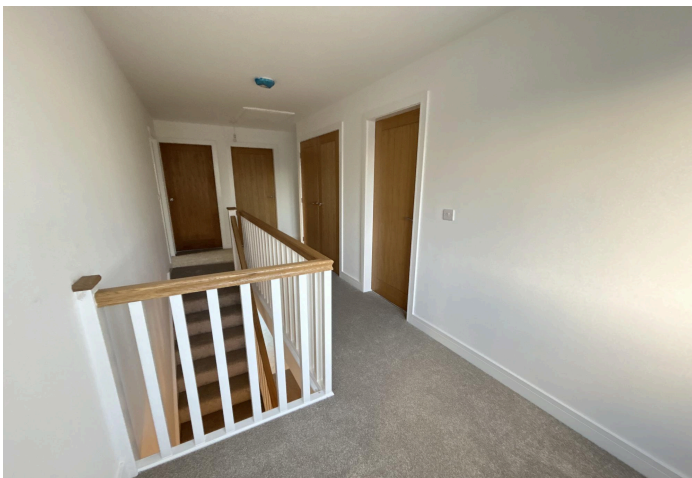




A BEAUTIFULLY PRESENTED DETACHED FAMILY HOME



R M English Ltd, 2 Railway Street, Pocklington, YO42 2QZ Tel: 01759 303202



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	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			
		84	91
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Ra		0	0
		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

Viewing strictly by appointment

Tenure Freehold

Council Tax Band Not Specified

Local Authority East Riding of Yorkshire Council

Services Mains water, electric & drainage. LPG CH



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Reference: 1730

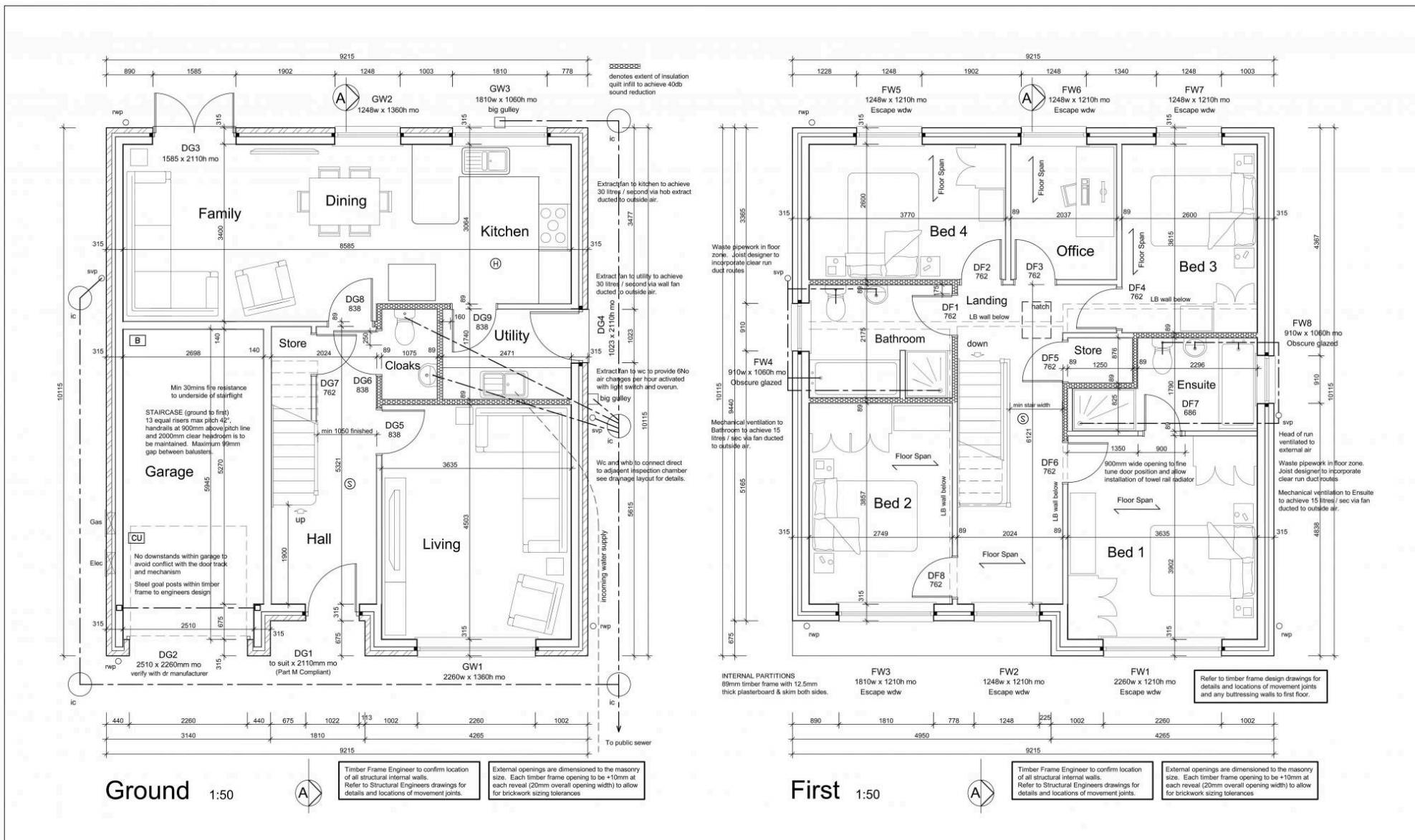


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