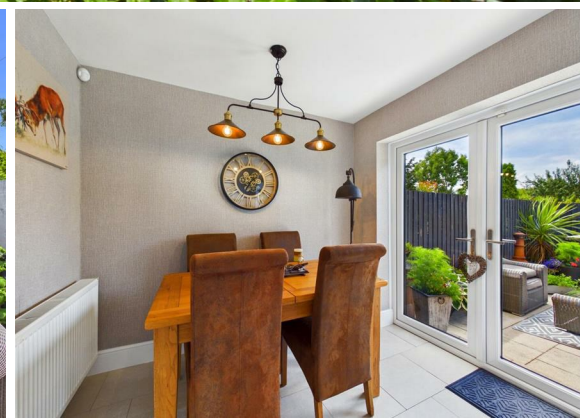
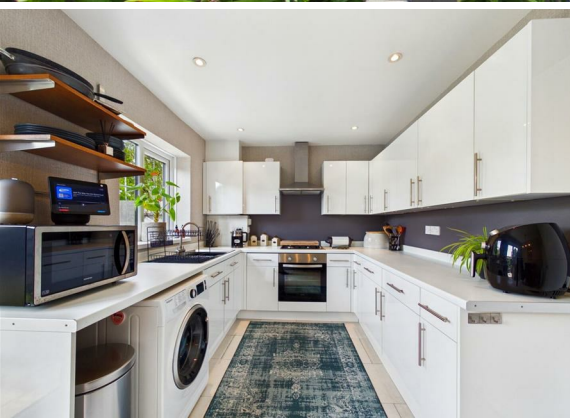




3 Bed
House - End Terrace
located in
Goole

Price Guide £210,000



LOGIC
REAL ESTATE

Kellington Lane
Eggborough
Goole
DN14 0LB



Lead in

This beautifully presented three-bedroom end townhouse offers spacious, modern accommodation finished to an exceptional standard throughout. Perfectly suited to first-time buyers, growing families and commuters, the property combines contemporary living with a sought-after village setting.

From the moment you step inside, the quality of finish is evident. The home has been tastefully decorated throughout and features stylish fixtures and fittings, creating a welcoming and move-in-ready home. The generous layout provides bright and versatile living accommodation, ideal for both everyday family life and entertaining.

Externally, the property benefits from a fully enclosed rear garden, providing a private space to relax and enjoy outdoor living. To the front is a double driveway leading to a detached garage, offering ample off-road parking and additional storage.

Eggborough is a popular village offering a welcoming community while being ideally positioned for commuters, with excellent access to the M62 motorway and convenient links to Pontefract, Selby, Goole and beyond. A range of local amenities, schools and countryside walks are all within easy reach, making this an outstanding location for a variety of buyers.

Beautifully maintained and ready to move straight into, this impressive home is sure to attract strong interest. Early viewing is highly recommended to fully appreciate the quality, space and lifestyle on offer.

Entrance Hallway

4'1" x 4'4"

Carpeted throughout. Central heated radiator. Double glazed UPVC front door leading to the stairs.

Living Room

12'11" x 14'10"

Carpeted throughout. Central heated radiator. Feature fireplace. UPVC double glazed window to the front elevation. Access to the kitchen.

Kitchen Diner

16'4" x 8'8"

A range of wall and base units with high gloss effect worktops. Integrated fridge freezer. Integrated hob and cooker. Stainless steel extractor hood. One and a half bowl sink with a chrome mixer tap. Central heated radiator. Tiled effect flooring. UPVC double glazed window to the rear elevation. Double glazed patio door leading to the garden.

Landing

6'5" x 8'2"

Access to all three bedrooms. Carpeted throughout. Loft access.

Bedroom One

9'9" x 12'2"

Carpeted throughout. Central heated radiator. UPVC double glazed window to the front elevation.

Bedroom Two

7'9" x 11'4"

Carpeted throughout. Central heated radiator. UPVC double glazed window to the front elevation.



Bedroom Three

8'4" x 8'2"

Carpeted throughout. Central heated radiator. UPVC double glazed window to the rear elevation.

Bathroom

6'4" x 6'8"

A white suite comprising of a panel bath with a chrome mixer tap. Mains feed chrome shower. Wash hand basin with a chrome mixer tap. WC with a low level flush. Full height wall tiling. Extractor fan. Tiled effect flooring. Chrome heated towel rail. UPVC double glazed window to the rear elevation.

External

2381'10" x 221'5"

External

The property is approached via a paved pathway leading through a well-maintained front garden, predominantly laid to lawn and complemented by a variety of mature shrubs, flowering borders and established hedging, creating an attractive and welcoming first impression. The enclosed frontage provides a good degree of privacy and enhances the property's kerb appeal.

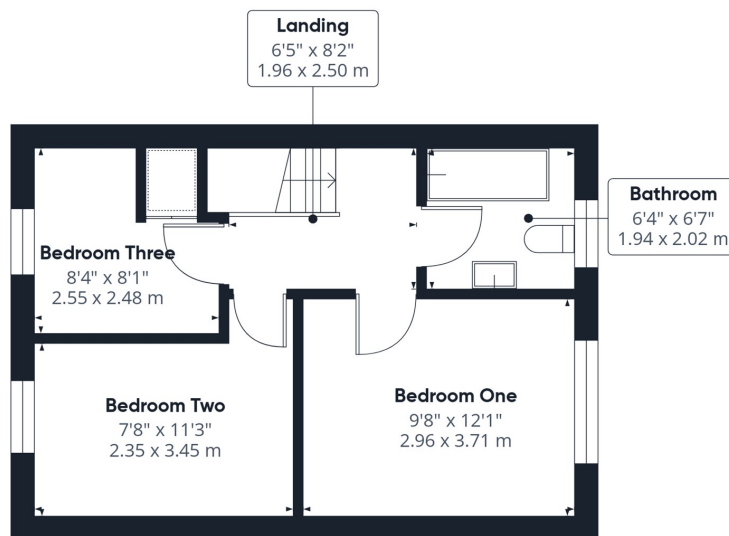
To the rear, the property enjoys a fully enclosed garden, thoughtfully landscaped to offer both relaxation and ease of maintenance. A paved patio provides the perfect space for outdoor dining and entertaining, with a lawned garden beyond surrounded by mature planting and timber fencing. The garden also benefits from a secluded seating area with space for a hot tub, making it an ideal setting to enjoy throughout the year.



The property further benefits from a separate single garage together with an allocated parking space, providing secure storage and convenient off-street parking for residents and visitors alike.



Floor 0



Floor 1



Approximate total area⁽¹⁾
726 ft²
67.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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		
	74	79
England & Wales		EU Directive 2002/91/EC

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