



## Whitley Farm Close, Goole, DN14

**Tenure:** Freehold, **Bedrooms:** 4

HouseSimple is pleased to present this property in Goole.

**£250,000**

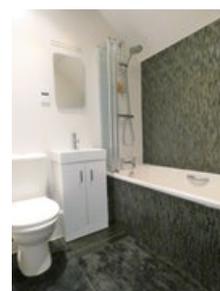
Offers in Excess of

## Key features:

- Spacious 4 bedroom detached house
- Idyllic location backing onto fields
- Spacious lounge
- Separate dining room
- Fitted dining kitchen with utility
- bathroom and en-suite shower room
- downstairs cloakroom
- gas central heating
- double glazing
- Double garage and driveway

## Extra info:

- **Property Age:** 15 years
- **Council Tax:** Band B (£132.00 per-month)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Double Garage and Driveway



We are delighted to offer for sale this spacious detached family home. The property is situated in an idyllic location, backing directly onto open country side, but still very close to local transport links.

Entering the property via the upvc entrance door leads you to the impressive entrance hall. Stairs climb to the first floor, and doors lead to the dining room, lounge, cloakroom, and the kitchen diner. A further door opens to the double garage.

The lounge is a great size, with doors leading to the rear garden, and a window looking to the rear. The lounge has fantastic views over open countryside. The dining room is large enough to accommodate an 8 seat dining table, and has a window looking to the front. The dining room and entrance hall are finished with Laminate wooden flooring.

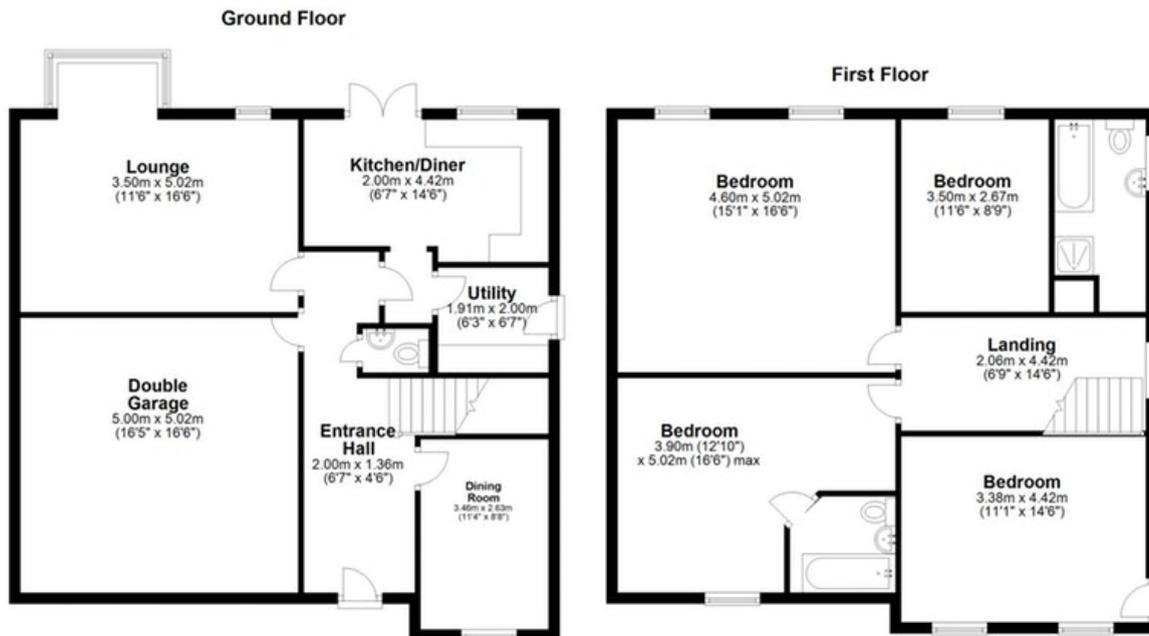
The dining kitchen is fitted with a range of modern wall and base units with work surface over. Integrated appliances include a four ring hob, with double oven below and extractor and canopy above. Plumbing for a dishwasher, and a space for a full height refrigerator/freezer is also provided. A window looks to the rear, again those stunning views. The dining area accommodates a 4 seat dining table, and a double doors lead to the rear garden. The room is finished with under unit lighting and a ceramic tiled floor. A door leads to the utility room.

The first floor of the property is a fantastic size. Extending over the double garage allows for 4 double bedrooms. the master bedroom is enormous and benefits an en-suite bathroom. The first floor also provides a house bathroom with 4 piece suite, including a bath and shower cubicle.

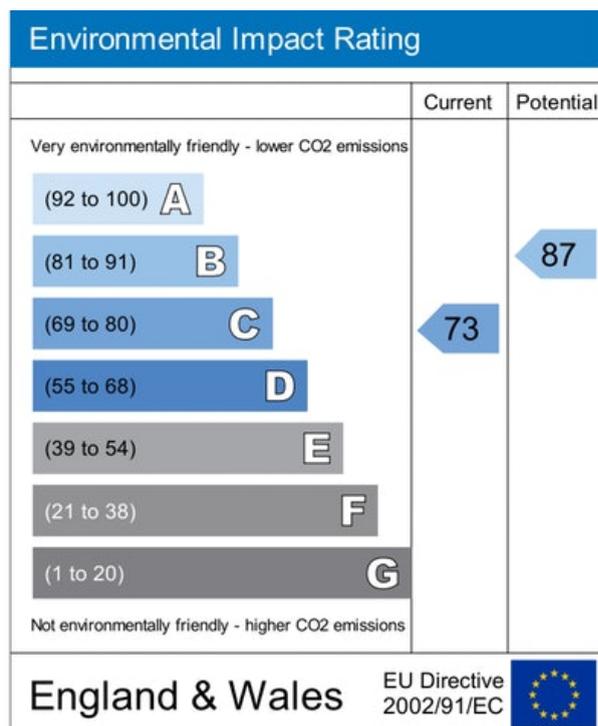
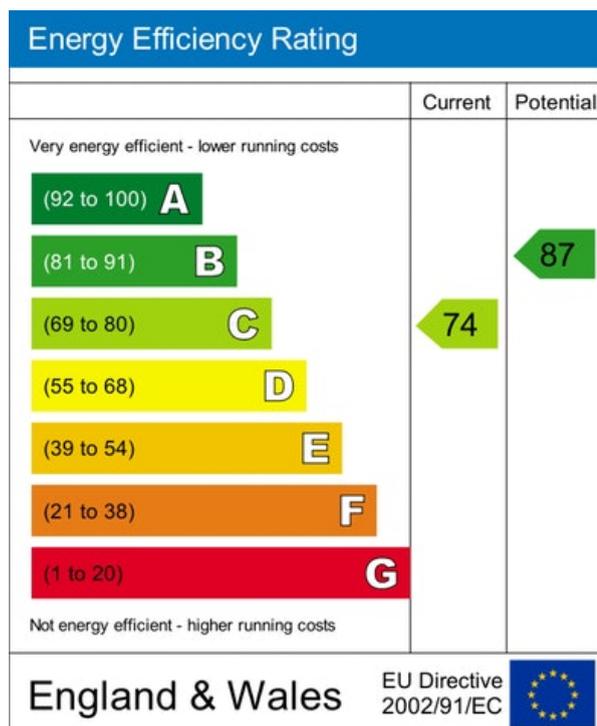
Externally, a large rear garden with a decked patio area, backing directly onto fields. The front of the property provides a driveway giving off street parking for 2 cars and access to the integral double garage. The garage has power and light connected, and a personal door leading to the entrance hall.

In internal viewing is highly recommended !

Floor plan:

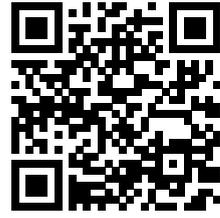


Energy Performance Certificate:



## MISREPRESENTATION ACT, 1967.

Conditions under which these particulars are issued Housesimple.com for themselves and for the vendors or lessors of this property whose agents they are, give notice:- These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Housesimple.com or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors or lessors do not make or give, and neither Housesimple.com nor any person in their employment has any authority to make or give, any representations, or warranty whatever in relationship to this property.



To book a viewing scan this code