

linkagency



7 Little Orchard, Near Goole, DN14 5SL

Asking Price £325,000

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# 7 Little Orchard

Near Goole, DN14 5SL

- No upward chain
- Exceptionally spacious
- Envious quiet spot
- River views
- Desirable village location

\*\* Recently reduced and decorated\*\*

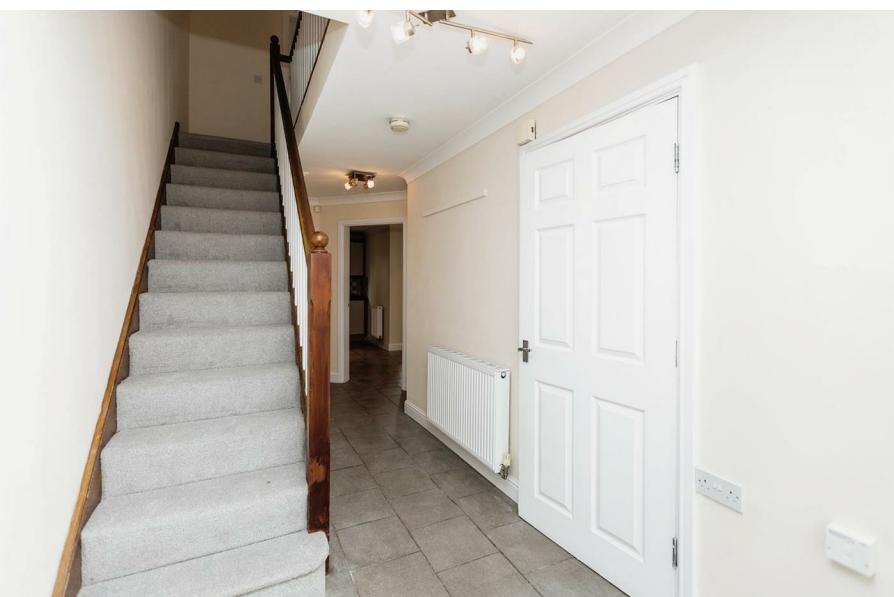
Having wonderful river views. This property offers three floors of accommodation, ideal for a large family or people who appreciate the luxury of spacious living. The lounge is on the first floor with French doors which open out to a balcony with views of the river. The timber frame balcony has just been renewed. Situated at the head of the close the property benefits from a quiet corner with no passing traffic. There is driveway parking for two cars and a garage which is integral. The kitchen and bathrooms were installed when the property was built and are very serviceable, it is anticipated that a buyer would mostly likely look to renew these and this is reflected in the price. New carpets have been fitted throughout. The property should be inspected to appreciate the desirability of the location and the scale of accommodation on offer.





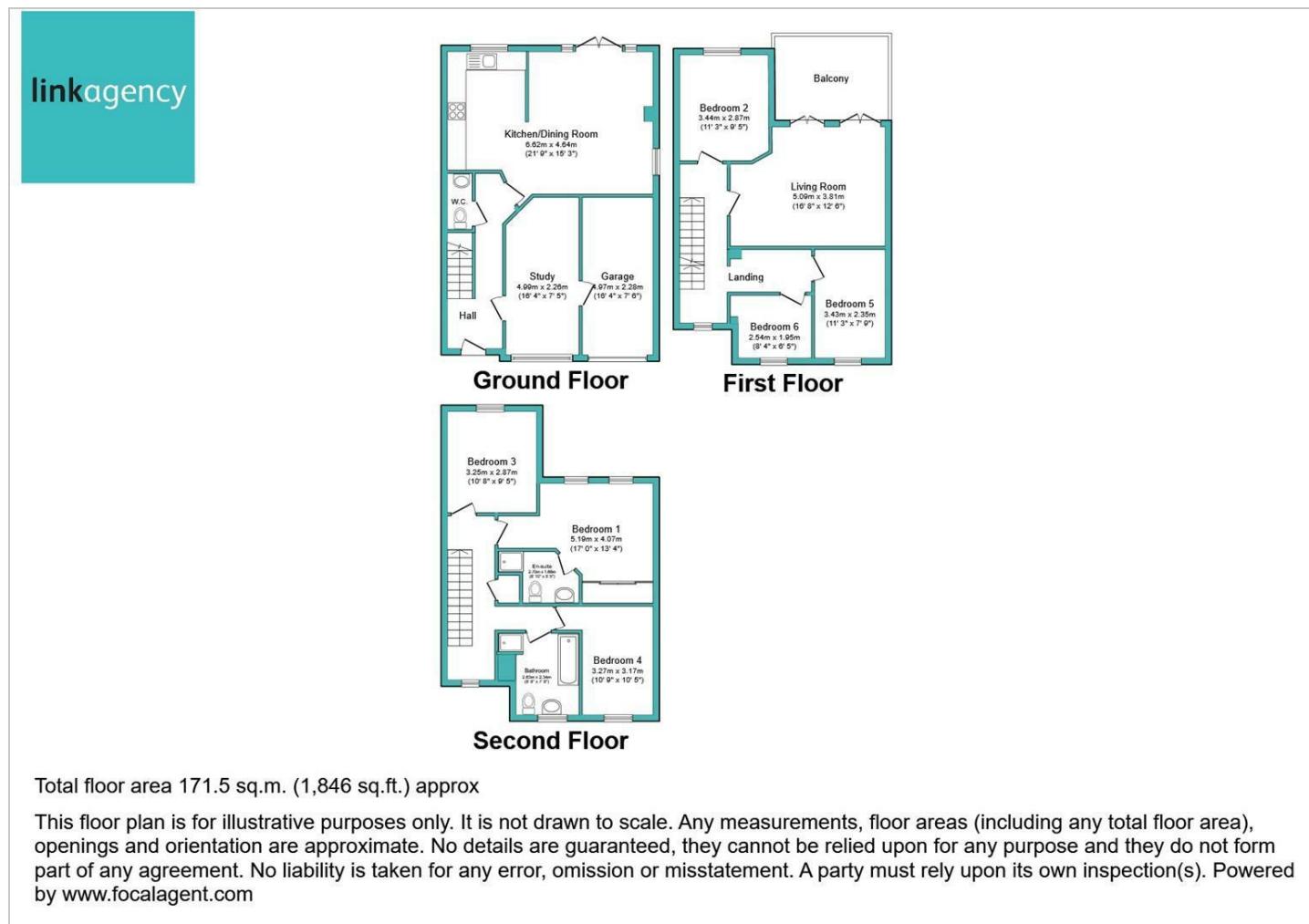
## Directions

Little Orchard is located off the main road that runs from Hook to Goole. When you turn into Little Orchard drive to the very bottom and you will see the property in front of you.

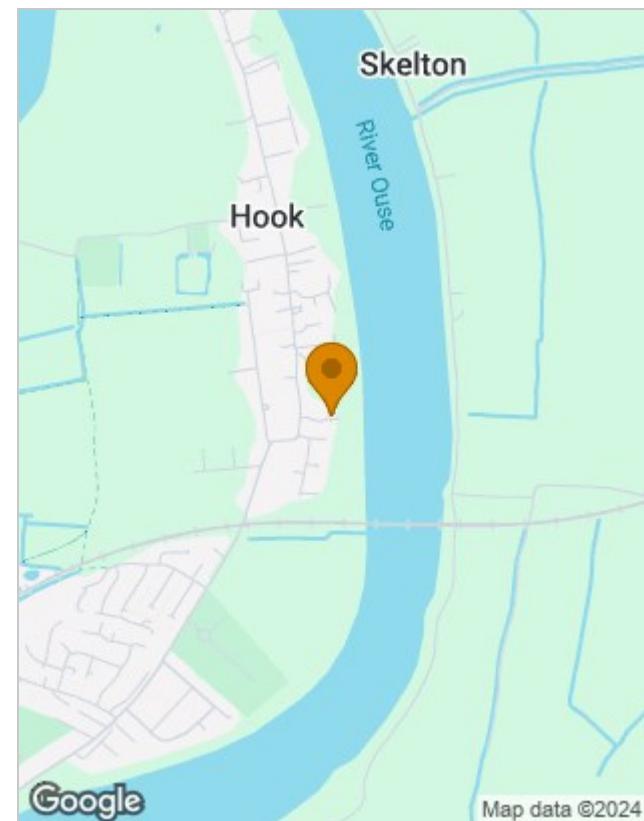




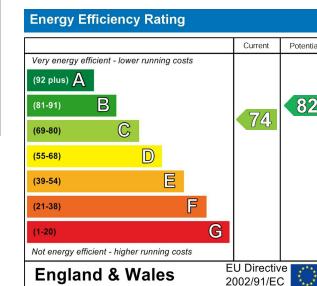
## Floor Plans



## Location Map



## Energy Performance Graph



## 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.