



HUNTERS®
HERE TO GET *you* THERE

1 Larth Close, Whitley, Goole, DN14 0GZ

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Offers In The Region Of £475,000

DESCRIPTION

Hunters (Selby) are delighted to offer for sale this well presented four bedroom detached home situated within the popular village of Whitley. The property benefits from oil-fired Worcester boiler central heating system, UPVC double glazing, CCTV system, Andersen EV charger, underfloor heating to the ground floor, solid oak skirting boards, internal doors, oak flooring and briefly comprises a spacious entrance hall, downstairs cloakroom/w.c, study, bespoke handmade solid wood fitted kitchen with central island and double-height granite splash backs/granite worktops, dining room and lounge with bespoke media wall to the ground floor. To the first floor bedroom one with en-suite and dressing room. Bedroom two also has en-suite. There are two further bedrooms and a family bathroom. To the front of the property double wooden gates lead to a blocked paved driveway with parking for several vehicles and shrub borders. To the rear of the property there is an Astro turf garden laid to lawn with Indian stone patio to the rear garden and side courtyard. Canadian oak sleeper raised beds surrounding perimeter containing established shrubbery and brick wall. Viewing comes highly recommended to appreciate the accommodation on offer. Call Hunters (Selby), seven days a week to book a viewing.

LOCATION

The village of Whitley is served close to the M62 motorway with links to M1 and A1 providing easy access to Leeds city centre, Doncaster, Pontefract, Wakefield and York. Leeds lies around 15 miles with a host of department stores, high street retail outlets, etc. Selby market town has a selection of shops, pubs, restaurants and a bustling market once a week. Close to all local amenities including three supermarkets, Abbey Walk Retail Park and the Market Cross Shopping Centre, railway station and the famous Selby Abbey. The new by-pass has enhanced the road networks with easy access to York, Leeds, Selby, Goole, Castleford, Doncaster with excellent road communications being A19, M62, A1041, A1 and M18.

DIRECTIONS

From Selby take the A19 Doncaster Road through the villages of Brayton, Burn and Chapel Haddlesey towards Whitley. On entering the village of Whitley, take the right hand turn onto Larch Close where the property can be identified by our Hunters for sale board.

Material Information - Selby

Tenure Type; Freehold
Council Tax Banding; E
EPC Rating : D

Hunters Selby 23 Finkle Street, Selby, YO8 4DT | 01757 210884

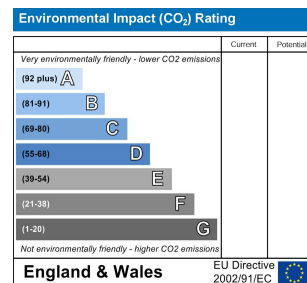
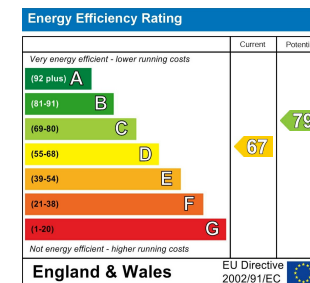
selby@hunters.com | www.hunters.com



Total floor area: 166.2 sq.m. (1,768 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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