



HUNTERS[®]
HERE TO GET *you* THERE

7 The Paddock, Carlton, Goole, DN14 9QA

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Offers In The Region Of £225,000

DESCRIPTION

Hunters (Selby) are pleased to present this beautifully maintained two-bedroom detached bungalow, ideally located in the highly sought-after village of Carlton. Offering a wonderful combination of comfort, space and practicality, this charming home is perfect for a range of buyers looking for single-level living in a peaceful setting. The property benefits from gas central heating and UPVC double glazing throughout and briefly comprises a welcoming entrance hall, a bright and spacious reception room ideal for relaxing or entertaining, a well-appointed kitchen, two generously sized double bedrooms, and a modern family bathroom. Externally, the home continues to impress. To the front, a private driveway provides ample off-street parking and leads to a detached garage, alongside a neatly maintained lawned garden that enhances the property's kerb appeal. To the rear, you'll find a pleasant enclosed garden, mainly laid to lawn with a patio seating area—perfect for outdoor dining, gardening, or simply enjoying the warmer months. This attractive bungalow offers a fantastic opportunity to enjoy village living while still benefiting from excellent local amenities nearby. Early viewing is highly recommended to fully appreciate everything this delightful home has to offer. Contact Hunters Selby seven days a week to arrange your viewing.

LOCATION

Carlton village offers local amenities including two local village stores, a post office, a local doctors surgery, pub and a fish and chip shop. The adjacent village of Snaith offers a wide range of shops including a mini supermarket, chemist, butcher, cafes, pubs. several hairdressers, florists and takeaway outlets.

DIRECTIONS

From Selby take the A1041 proceed through the village of Camblesforth and on entering the village of Carlton High Street, turn left onto Mill Lane. Turn Left onto The Broadacres then take a final left turn onto The Paddock where the property can be identified.

Material Information - Selby

Tenure Type; Freehold

Council Tax Banding; C

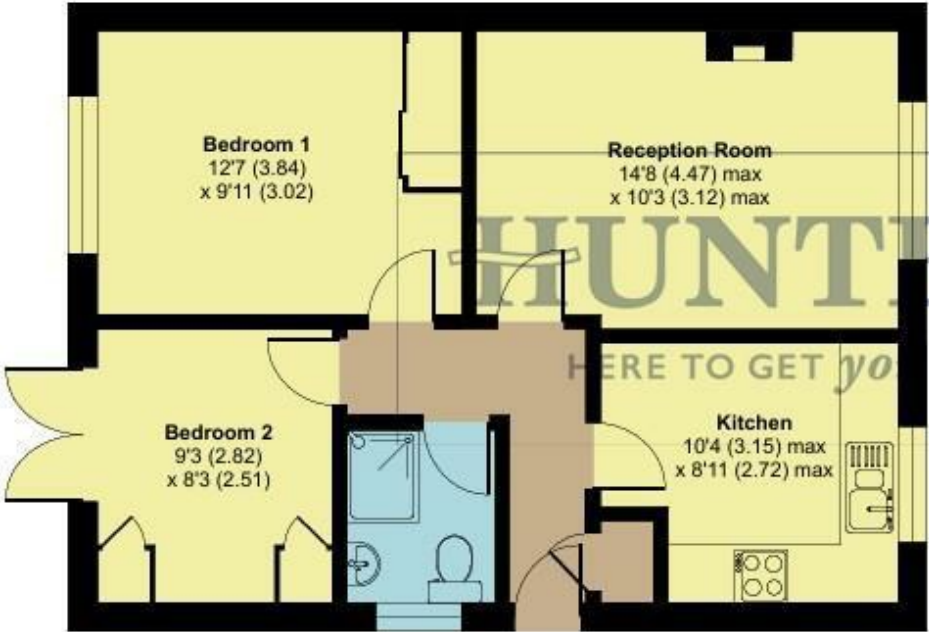
EPC Rating: D

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

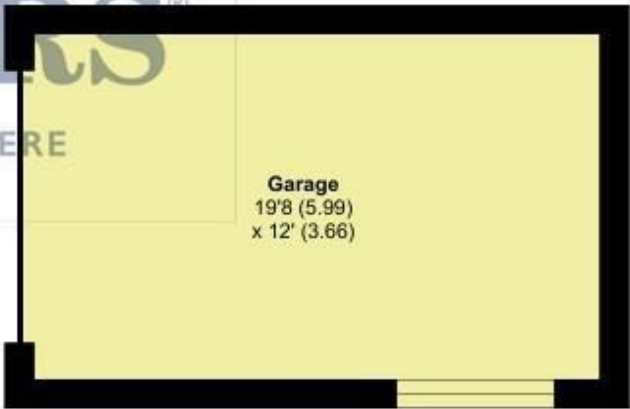
selby@hunters.com | www.hunters.com

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Approximate Area = 552 sq ft / 51.3 sq m
Garage = 236 sq ft / 21.9 sq m
Total = 788 sq ft / 73.2 sq m
For identification only - Not to scale



GROUND FLOOR
APPROX FLOOR
AREA 51.3 SQ M
(552 SQ FT)



GARAGE
APPROX FLOOR
AREA 21.9 SQ M
(236 SQ FT)



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©ncheom 2026. Produced for Hunters Property Group. REF: 1428798.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) 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 & Wales		
EU Directive 2002/91/EC		



