



HUNTERS[®]
HERE TO GET *you* THERE

1 Village Farm Court, Beal, Goole, DN14 0UX

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Offers In The Region Of £290,000

DESCRIPTION

Situated within a cul-de-sac. Hunters are delighted to offer for sale this beautifully presented two bedroom detached bungalow situated within the semi-rural sought after village of Beal. The property benefits from a gas central heating system, new UPVC double glazing windows/doors, loft with ladder and briefly comprises entrance hall, downstairs cloakroom, open plan 25ft modern fitted kitchen/breakfast room, lounge, two double bedrooms and family bathroom. To the front of the property there is a garden laid to lawn with a blocked paved driveway that leads to a garage with parking for two vehicles. To the rear of the property there is a large south western facing wrap around garden offering a good degree of privacy with patio area, mature shrubs and fencing around the perimeter. Viewing is highly recommended to appreciate the accommodation this beautiful bungalow has on offer. Call Hunters Selby, seven days a week to book a viewing.

LOCATION

Beal is a rural village located approximately three miles from Eggborough, eight miles from Selby and twenty one miles from York. The village offers good access to the M62 motorway network.

DIRECTIONS

Leave Selby along the A19 Doncaster Road, passing through Brayton, Burn and Chapel Haddlesey. Take the right turning to Kellington and Beal. Turn right onto Roall Lane continue onto Eastfield Lane, continue onto Low Road then turn right onto Beal Lane. Continue on Beal Lane then turn right Village Farm Court where the property can be identified by a Hunters for sale board.

Material Information - Selby

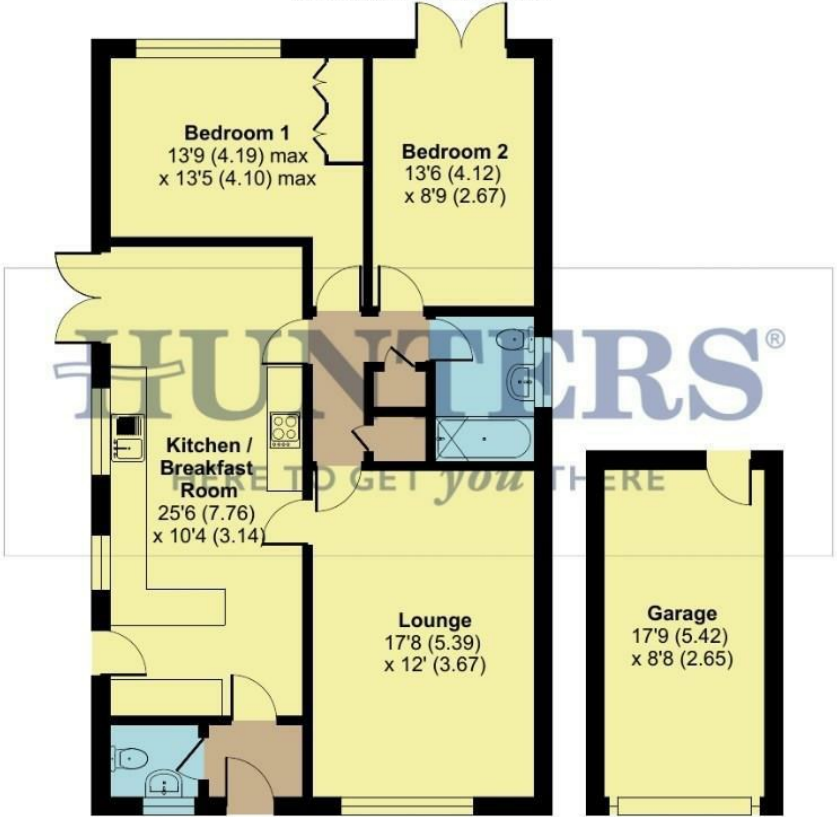
Tenure Type; Freehold
Council Tax Banding; D
EPC Rating : C

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Approximate Area = 922 sq ft / 85.6 sq m
Garage = 155 sq ft / 14.3 sq m
Total = 1077 sq ft / 99.9 sq m

For identification only - Not to scale



GROUND FLOOR
APPROX FLOOR
AREA 922 SQ M
(85.6 SQ FT)

GARAGE
APPROX FLOOR
AREA 155 SQ M
(14.3 SQ FT)



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Hunters Property Group. REF:1472714

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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		
	70	75
EU Directive 2002/91/EC		
England & Wales		

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		
EU Directive 2002/91/EC		
England & Wales		





