



HUNTERS[®]
HERE TO GET *you* THERE

Ottobank Marsh Lane, Beal, Goole, DN14 0SL

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Asking Price £395,000

Hunters Selby are delighted to present this charming detached two-bedroom bungalow, set within the picturesque village of Beal.

DESCRIPTION

Hunters Selby are delighted to present this charming detached two-bedroom bungalow, set within the picturesque village of Beal. Offering a wonderful blend of comfort and versatility, this attractive home is ideal for a range of buyers seeking peaceful village living with excellent connectivity. The property benefits from gas central heating and UPVC double glazing throughout, and is thoughtfully arranged to include a welcoming lounge, a well-appointed kitchen/dining room, two double bedrooms, a family bathroom, and a bright conservatory providing additional living space. Externally, the property continues to impress. A wrap-around driveway to the front provides ample off-street parking and leads to a garage. To the side, a well-maintained garden is laid to lawn and complemented by a patio area, perfect for outdoor relaxation, with mature shrubs enhancing privacy and creating a pleasant setting. Early viewing is highly recommended to fully appreciate the lifestyle and setting this unique home has to offer. Hunters Selby are available seven days a week to arrange your viewing.

LOCATION

Surrounded by open farmland and wide Yorkshire skies, Beal provides a calm and private setting, ideal for those seeking a quieter pace of life. Despite its rural feel, excellent transport links are close at hand, with easy access to the M62 motorway, making commuting to nearby towns and cities both simple and efficient.

The nearby town of Goole offers a full range of local amenities including supermarkets, schools, cafés, and leisure facilities, along with its well-established inland port and transport connections. This makes the area particularly appealing for both families and professionals.

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 onto Main Street turn left onto Craven Garth follow the road and continue onto Marsh Lane where the property can be identified by the Hunters for Sale board.

Material Information - Selby

Tenure Type; Freehold

Council Tax Banding; D

EPC Rating: D

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

selby@hunters.com | www.hunters.com

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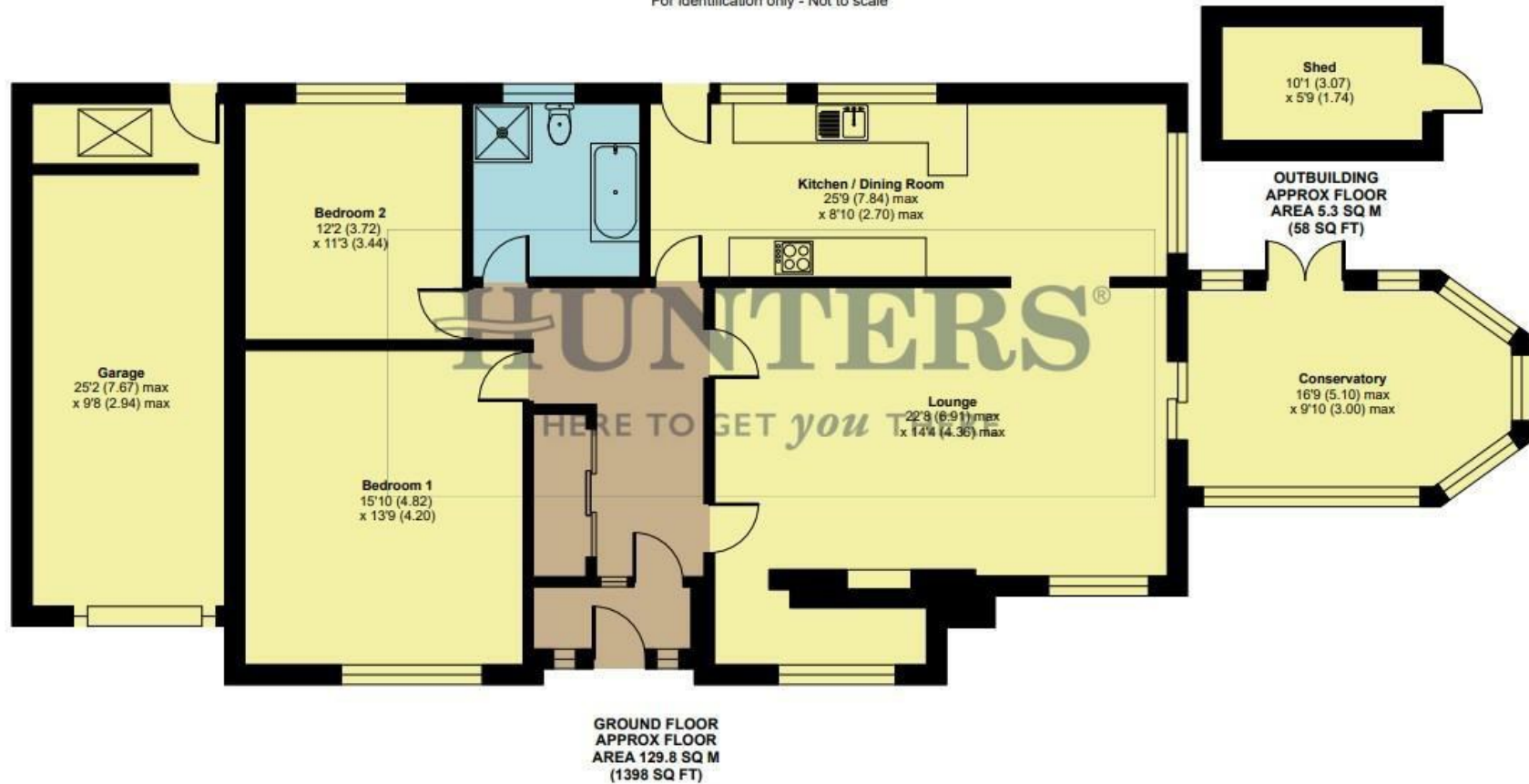
Approximate Area = 1398 sq ft / 129.8 sq m

Garage = 243 sq ft / 22.5 sq m

Outbuilding = 58 sq ft / 5.3 sq m

Total = 1699 sq ft / 157.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2026. Produced for Hunters Property Group. REF: 1422244



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		
	61	78
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		







