

HUNTERS®

HERE TO GET *you* THERE



Balkholme
Goole, DN14 7XH

Guide Price £625,000



Linton Bridge House Balkholme

Goole, DN14 7XH

Guide Price £625,000



DIRECTION

From Howden take the road to Gilberdyke, continue over the M62 motorway. Once over the M62, turn right (Balkholme signpost) and then right again, follow the road to the end where Linton Bridge House is located.

LOCATION

Excellent links to the M62/M18/A1-M1 motorway networks. Howden train station now operates a direct rail link to London King Cross. Balkholme is a small hamlet close to the historic market town of Howden. Howden is steeped in History and is the relatively undiscovered gem of the East Riding of Yorkshire. The Minster Tower is visible from afar and the magnificent Church of St Peter and St Pauls dates back to the eighth Century. The chancel ruins are also well known, with narrow cobbled streets and historic buildings Howden really is a place where roots can be set down and a peaceful life in the Yorkshire countryside can be thoroughly enjoyed.

ENTRANCE

DOWNSTAIRS CLOAKROOM/W.C.

White low level w.c., pedestal wash hand basin, radiator.

LOUNGE

25'0" x 13'10" (7.62 x 4.22)

Log burning stove with wooden mantle, television point, radiator.

KITCHEN/BREAKFAST ROOM

23'2" x 15'8" (7.06 x 4.78)

Fitted with a range of base and wall mounted cupboard units with soft close doors, downlighting on the wall mounted units, matching preparation surfaces, dual fuel range cooker with extractor, Belfast sinks (2), central island.

DINING ROOM

12'8" x 7'7" (3.86 x 2.31)

Ceiling beams, radiators (2).

UTILITY

12'4" x 7'7" (3.76 x 2.31)

Stainless steel sink unit, plumbed for an automatic washing machine, radiator.

SNUG/SITTING ROOM

13'7" x 12'5" (4.14 x 3.78)

Log burning stove with wooden mantle, radiator.

GYM

12'8" x 7'10" (3.86 x 2.39)

Radiator.

CONSERVATORY

14'5" x 9'11" (4.39 x 3.02)

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STAIRS TO FIRST FLOOR

BEDROOM 1

17'8" x 14'0" (5.38 x 4.27)

Fitted wardrobe/cupboards, radiator.

EN-SUITE

Modern suite comprising push button w.c., vanity unit wash hand basin, shower cubicle, radiator.

BEDROOM 2

15'5" x 12'5" (4.70 x 3.78)

Radiator.

BEDROOM 3

13'9" x 9'8" (4.19 x 2.95)

Radiator.

BEDROOM 4

14'0" x 7'11" (4.27 x 2.41)

Radiator.

BEDROOM 5

13'9" x 9'8" (4.19 x 2.95)

Radiator,

BATHROOM

Suite comprising free standing claw foot bath, pedestal wash hand basin, low level w.c., separate shower cubicle, heated towel rail.

OUTSIDE

The generous size garden is a truly wonderful space with lawns, patio area, a variety of trees, shrubs, raised beds and mature plants perfect for entertaining along with an enclosed paddock, a sand turnout paddock and a range of outbuildings, stables, office, summer house and greenhouse.

OFFICE

12'2" x 5'10" (3.71 x 1.78)

The office is insulated and double glazed with LED lighting.

STORE

12'10" x 6'1" (3.91 x 1.85)

STABLE 1

14'7" x 13'7" (4.44 x 4.14)

STABLE 2

15'7" x 12'8" (4.75 x 3.86)

GARDEN STORE

15'8" x 10'0" (4.78 x 3.05)

SHED

12'8" x 8'5" (3.86 x 2.57)

PONY STABLE

12'8" x 8'5" (3.86 x 2.57)

SECURE TACK ROOM

12'8" x 7'7" (3.86 x 2.31)

COUNCIL TAX

We have been informed the property falls within council tax band 'D' as of 1st April 2022.

Please ask the office for further details

TENURE

Freehold.

GENERAL NOTE

There are wooden floors in the sitting room and all of upstairs.

LED lighting throughout.

The yard is floodlit.



Road Map

Hybrid Map

Terrain Map

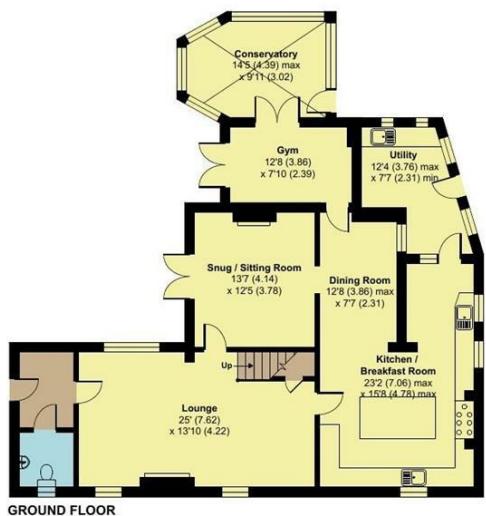
Floor Plan

Linton Bridge House, Balkholme, Goole, DN14

Approximate Area = 2376 sq ft / 220.7 sq m
Limited Use Area(s) = 10 sq ft / 0.9 sq m
Outbuildings = 1075 sq ft / 99.8 sq m
Total = 3461 sq ft / 321.5 sq m
For identification only - Not to scale



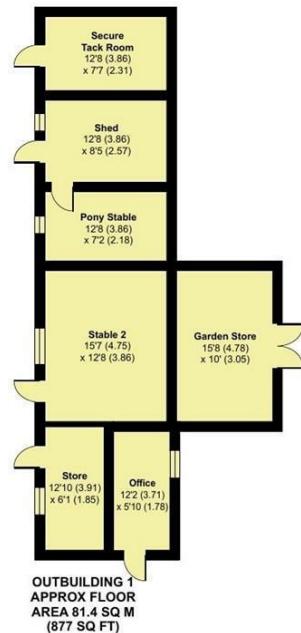
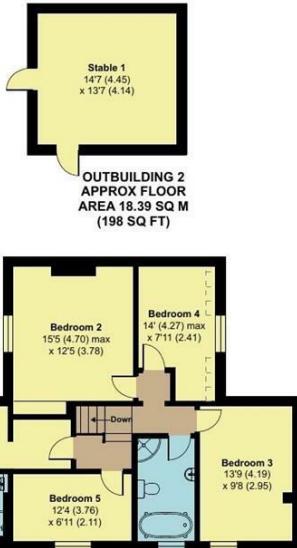
Denotes restricted head height



GROUND FLOOR
APPROX FLOOR
AREA 132.1 SQ M
(1422 SQ FT)

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2022. Produced for Hunters Property Group. REF: 854009

FIRST FLOOR
APPROX FLOOR
AREA 89.5 SQ M
(964 SQ FT)



OUTBUILDING 1
APPROX FLOOR
AREA 81.4 SQ M
(877 SQ FT)

OUTBUILDING 2
APPROX FLOOR
AREA 18.39 SQ M
(198 SQ FT)

Stable 1
14'7 (4.45)
x 13'7 (4.14)

Stable 2
15'7 (4.75)
x 12'8 (3.86)

Pony Stable
12'8 (3.86)
x 8'5 (2.57)

Secure
Tack Room
12'8 (3.86)
x 7'7 (2.31)

Shed
12'8 (3.86)
x 8'5 (2.57)

Garden Store
15'8 (4.78)
x 10' (3.05)

Office
12'2 (3.71)
x 5'10 (1.78)

Store
12'10 (3.91)
x 6'1 (1.85)

Bedroom 3
13'9 (4.19)
x 9'8 (2.95)

Bedroom 4
14' (4.27)
x 7'11 (2.41)

Bedroom 2
15'5 (4.70)
x 12'5 (3.78)

Bedroom 1
17'8 (5.38)
x 14' (4.27)

Kitchen/Breakfast Room
23'2 (7.06)
x 15'8 (4.78) max

Dining Room
12'8 (3.86)
x 7'7 (2.31)

Snug/Sitting Room
13'7 (4.14)
x 12'5 (3.78)

Gym
12'5 (3.86)
x 7'10 (2.39)

Conservatory
14'5 (4.39) max
x 9'11 (3.02)



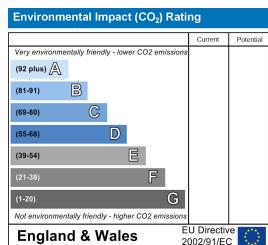
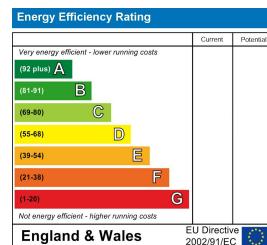
Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2022. Produced for Hunters Property Group. REF: 854009

Viewing

Please contact our Hunters Selby Office on 01757 210884 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.