



HUNTERS®
HERE TO GET *you* THERE

19 Back Lane, East Cowick, Goole, DN14 9ET

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Asking Price £320,000

DESCRIPTION

Hunters (Selby) are delighted to offer for sale this exceptionally spacious well presented two bedroom detached bungalow offering an abundance of living space situated within the village of East Cowick. The property benefits from a oil fired central heating system and UPVC double glazing throughout and briefly comprises a spacious entrance hall, living room, kitchen/office/dining room, utility room, cloakroom/w.c, two bedrooms, bathroom and a conservatory. To the front of the property there is a blocked paved driveway leading to a garage along with a garden laid to lawn. To the rear of the property there is a generous private south facing garden laid to lawn with patio area, further decking area and fencing around the perimeter. Viewing is highly recommended to appreciate this spacious individual bungalow on offer. Call Hunters Selby seven days a week to book a viewing.

LOCATION

East Cowick is a village in the East Riding of Yorkshire situated approximately 1.5 miles east of Snaith. It lies on the A1041 road and just north of the M62 motorway. It benefits from a range of amenities, including a village hall, The peppered pig restaurant, a primary school and an Indian restaurant.

DIRECTIONS

Leaving Selby via Bawtry Road A1041 continue across Bypass travelling through Camblesforth, at roundabout take second exit to Carlton, travel through Carlton until you arrive in Snaith, at the mini roundabout take the first exit onto Beast Fair/A1041, continue on Snaith Road then turn right onto Back Lane where the property can be identified by our Hunters for sale board.

Material Information - Selby

Tenure Type; Freehold

Council Tax Banding; D

EPC Rating

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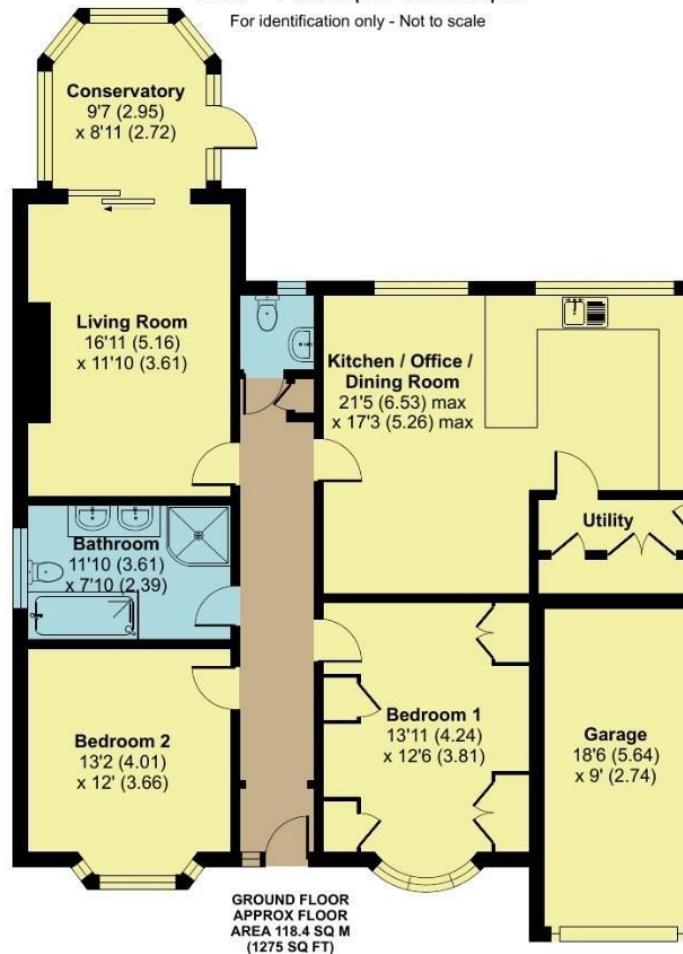


Approximate Area = 1275 sq ft / 118.4 sq m

Garage = 160 sq ft / 14.8 sq m

Total = 1435 sq ft / 133.2 sq m

For identification only - Not to scale



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024.
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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		
	74	
	59	

EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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England & Wales



