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2 Highgate, Balne, Goole, DN14 0ES

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# 2 Highgate, Balne, Goole, DN14 0ES

Offers Over £200,000

## **DESCRIPTION**

NO CHAIN - Hunters (Selby) are delighted to be able to offer for sale this nicely presented three bedroom semi-detached home situated within the popular village of Balne. The property benefits from an LPG central heating system, UPVC double glazing and briefly comprises an entrance hall, reception room with patio doors leading into the garden, kitchen/dining room and utility room to the ground floor. To the first floor are three bedrooms and a bathroom. Outside of the property there is a generous sized garden laid to lawn with patio area, fencing around the perimeter and parking for several vehicles. Viewing comes recommended to appreciate the accommodation on offer. Call Hunters (Selby), seven days a week to book a viewing.

## **LOCATION**

Balne is a small, rural village which has all the benefits of a peaceful location yet benefits from excellent access to the A19, M62, M18 and A1/M1 links

## **DIRECTIONS**

From Selby, take A19 road in the direction of Doncaster, continue through the village of Whitley and take the left turn signposted to Balne (Balne Moor Lane). Turn right onto Cross Hill Lane then turn right onto Highgate where the property can be identified by our Hunters for sale board.

## **Material Information - Selby**

Tenure Type; Freehold

Council Tax Banding; B

EPC Rating; E

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selby@hunters.com | www.hunters.com

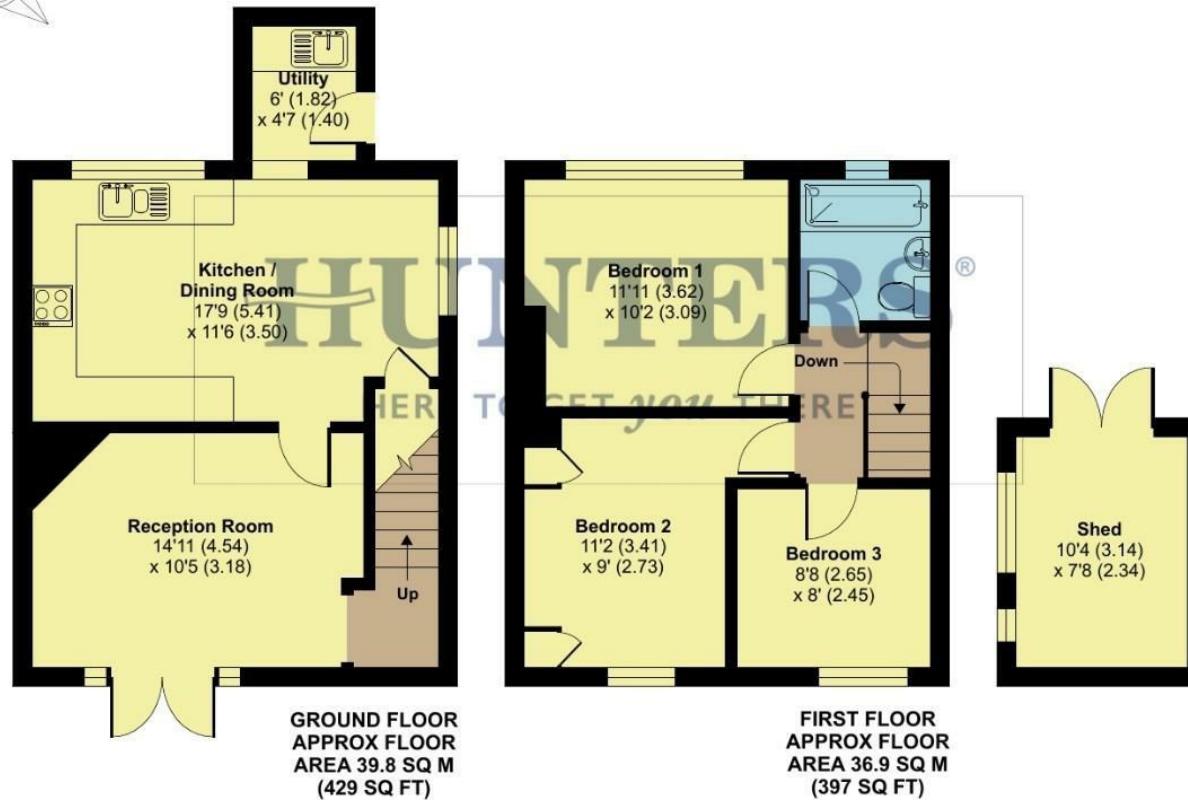
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Approximate Area = 826 sq ft / 76.7 sq m

Outbuilding = 79 sq ft / 7.3 sq m

Total = 905 sq ft / 84 sq m

For identification only - Not to scale

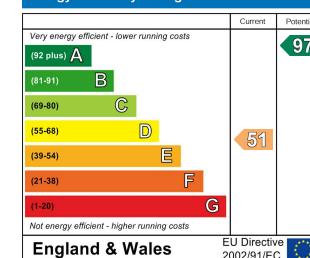


Certified  
Property  
Measurer

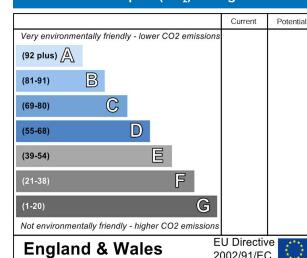
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nfcocom 2024.  
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## Energy Efficiency Rating



## Environmental Impact (CO<sub>2</sub>) Rating





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