



Main Road  
Drax  
YO8 8PA

£550,000

- Detached Equestrian Property
- Four Bedrooms- Two Bathrooms
- Three Stable Block & Tack Room
- Two Fenced & Gated Paddocks
- Substantial Timber Workshop
- 2 Summerhouses, Bar & Hot Tub
- Double Garage & Ample Parking
- Popular Village Location
- EPC Rating TBC
- Freehold, Council Tax Band D

91 Pasture Road  
Goole  
East Yorkshire  
DN14 6BP

**T. 01405 780 666**  
**F. 01405 762 942**  
**E. [info@housesetc.co.uk](mailto:info@housesetc.co.uk)**  
**[www.housesetc.co.uk](http://www.housesetc.co.uk)**

Registered in England No 8047217 Registered Office: Suite One,  
Hedley Court, Boothferry Road, East Yorkshire, DN14 6AA



## WHY HOUSESETC?

Multi 5 star rated, award winning professional qualified & accredited. Visit [www.housesetc.co.uk](http://www.housesetc.co.uk), our easy-to-use, responsive website offers useful hints & tips for buyers & sellers which could help save you £1000's, including: viewing guides, local school, transport & crime information, additionally there is a useful 'Feedback' section which now carries scores of video testimonials.

Please follow us on Social media where we aim to keep you entertained and updated with the very latest property news & views, as well as posts of all our 'new' & 'reduced price' properties and much much more.

Register now for 'Priority Property Alerts', don't miss out on your dream home.

If you have a property to sell, book your FREE valuation appointment now!

Many thousands of agents including Housesetc are advertising their new & exclusive properties with OnTheMarket.com first, to see these properties set up an instant alert today and you'll automatically receive an email detailing properties that match your requirements.

### PROPERTY SUMMARY

Housesetc Drax- EQUESTRIAN PROPERTY, two enclosed paddocks, THREE STABLE BLOCK, tack room, SUBSTANTIAL TIMBER WORKSHOP, two summerhouses, one with bar, HOT TUB, extensive gardens, DOUBLE GARAGE, four good size bedrooms, TWO BATHROOMS, three reception rooms, POPULAR VILLAGE LOCATION, viewing essential.

### ENTRANCE

Wood grain effect UPVC front entrance door with double glazed opaque inserts and matching full height side panels lead into

### RECEPTION HALLWAY

Benefits from good quality tiled flooring, coving to the ceiling, useful under stairs shelved storage cupboard, archway leads in to inner hallway, stairs rising to first floor accommodation and internal doors leading off.

### LOUNGE 14' 0" x 20' 6" (4.27m x 6.27m)

With natural timber door having latch handle and feature fireplace consisting of reclaimed sleeper fire surround and raised stone hearth housing wood burning stove, laminate wood flooring running through from hallway, three wall lights, two central heating radiators and wood grain effect Upvc double glazed bow window with fitted venetian blinds overlooking the front garden. Upvc double glazed double doors open into

### SUNROOM 11' 11" x 10' 11" (3.64m x 3.34m)

Laminate wood flooring, contemporary vertical central heating radiator, having the benefit of both power and light, solid roof, window with fitted blinds to the side, double doors with the combination of blinds and curtains opening out into the rear.

### INNER HALLWAY 6' 5" x 5' 10" (1.96m x 1.8m)

Laminate wood flooring, ornate archway leading into kitchen and timber latch handled door opening into

### BATHROOM 9' 6" x 5' 8" (2.92m x 1.73m)

Splendid four piece house bathroom with a modern quality white suite comprising low level flush W.C. with oval ceramic countertop sink set on a modern oak and grey effect unit with modern mixer tap, blue tooth mirror, roll top bath with mixer tap and telephone style shower attachment, independent step in tiled shower cubicle with mains fed Monsoon shower and telephone style shower attachment. With ceramic tiled walls from floor to ceiling, tiled flooring, underfloor heating, modern grey, ladder style towel radiator, recessed ceiling spotlights, electric extractor fan and arched wood grain effect Upvc double glazed opaque window to the rear.

### KITCHEN 9' 6" x 12' 0" (2.92m x 3.66m)

Fully fitted cottage style kitchen with a good variety of wall, base and display units finished In oak effect with stainless steel style door and drawer furniture, 1 and 1/2

91 Pasture Road  
Goole  
East Yorkshire  
DN14 6BP  
T. 01405 780 666  
F. 01405 762 942  
E. [info@housesetc.co.uk](mailto:info@housesetc.co.uk)  
[www.housesetc.co.uk](http://www.housesetc.co.uk)

Registered in England No 8047217 Registered Office: Suite One,  
Hedley Court, Boothferry Road, East Yorkshire, DN14 6AA



bowl enamel Armitage Shanks sink with contemporary style mixer tap, plumbing for dishwasher, solid oak food preparation surfaces and coordinating ceramic splash back tiling, ornate exposed beams to the ceiling, ceiling mounted spot lights and matching wall lights and wood grain effect Upvc double glazed window to the side. Ornate archway leads into

#### DINING ROOM 11' 1" x 12' 0" (3.38m x 3.66m)

With laminate wood flooring running through from kitchen, coving to the ceiling, central heating radiator and wood grain effect Upvc double glazed bow window overlooking the front.

#### UTILITY ROOM/ENTRANCE PORCH 4' 3" x 12' 4" (1.3m x 3.76m)

Accessed via internal latch handled door from kitchen. With earthenware tiled flooring and a good variety of coloured modern fitted wall and base units trimmed in white with plumbing for automatic washing machine and dryer, central heating boiler, UPVC windows providing views over the rear garden and UPVC entrance door with opaque insert opens out into the rear.

#### FIRST FLOOR ACCOMMODATION

##### STAIRS AND LANDING

Attractive staircase combining turned glass and oak spindles with balustrade above leads to landing with coving to the ceiling, fitted wall lights, access to roof void and charming natural timber latch handle doors leading off.

#### BEDROOM ONE 10' 11" x 12' 0" (3.35m x 3.66m)

Good sized master bedroom with central heating radiator, fitted wardrobe and low level cottage style Upvc wood grain effect double glazed window overlooking the front.

#### BEDROOM TWO 11' 1" x 12' 0" (3.38m x 3.68m)

With fitted double wardrobe providing hanging rail and storage with matching storage lockers above, laminate flooring, central heating radiator, access to eaves storage space and wood grain effect Upvc double glazed window overlooking the front.

#### BEDROOM THREE 9' 6" x 12' 0" (2.9m x 3.66m)

With laminate flooring, central heating radiator and wood grain effect Upvc double glazed window providing excellent views to the side.

#### BEDROOM FOUR 9' 4" x 5' 10" (2.87m x 1.78m)

With central heating radiator and wood grain effect Upvc double glazed window the side.

#### FIRST FLOOR W.C. 3' 6" x 5' 10" (1.07m x 1.78m)

With modern white suite comprising dual low level flush W.C. and contemporary corner vanity wash hand basin set in white double high gloss unit with brushed chrome door furniture and contemporary style mixer tap, tile effect laminate wood flooring, central heating radiator and wood grain effect Upvc double glazed window to the rear.

#### EXTERNAL

##### FRONT

Electric gates to the front of the property, a small brick wall, leading onto pebbled garden. To the side is a farmyard style timber gate providing vehicle access and pebbled driveway. CCTV, courtesy coach light to the front leads onto substantial brick built storm porch with arched openings to either side and semi circular steps leading to front door with courtesy coach light.

##### REAR

Immediately behind the property is a substantial hardcore parking area providing multi vehicle off street parking leading to detached brick built double garage with twin up and over doors having the benefit of both power and light connected. To the side of the garage is a timber wood store. Immediately behind the property is a paved walkway with courtesy lighting leading to rear door and sunroom door. Generously stocked alpine garden to the side with a good variety of mature shrubs, plants and trees. Coloured paved patio area with key block edging, further to the rear of the garden is an attractive, mature lawned garden area dissected by lengthy gravelled driveway with reclaimed sleeper edging. The garden



comprises of attractive sunken water feature set in a further alpine style garden with shaped lawn beautifully presented and maintained, to the rear is an additional raised timber decked patio area and brick built BBQ. The left hand side garden (Workshop, summerhouse, bar and hot tub.) The garden is fully enclosed and private. At the bottom of the garden is a block built three stable block plus tack room with concrete floors and timber framed windows in all three stable blocks. All three stables have the benefit of both power CCTV and light connected. Behind the stable is a fully enclosed paddock being up to 3/4 of an acre in size. Plus a rear entrance to the property for feed/hay deliveries.

FIRST SUMMER HOUSE 9' 6" x 13' 5" (2.9m x 4.1m)

With power and light, hot tub and bar.

SECOND SUMMER HOUSE

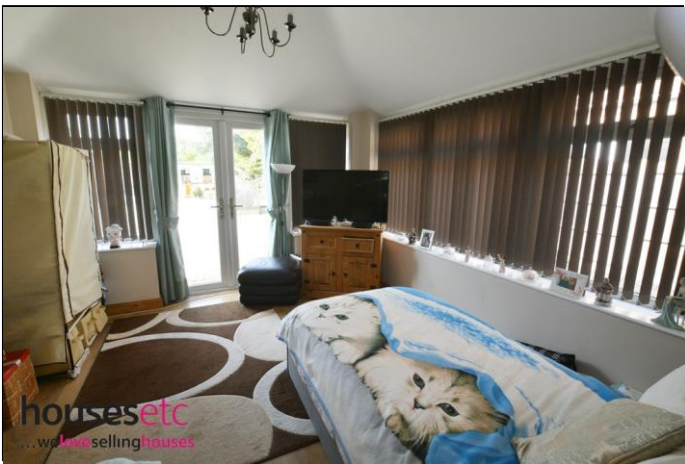
With power and light, overlooking the paddock.

TIMBER WORKSHOP 42' 7" x 20' 4" (13m x 6.2m)

Spacious timber workshop to the rear.

Council Tax: D





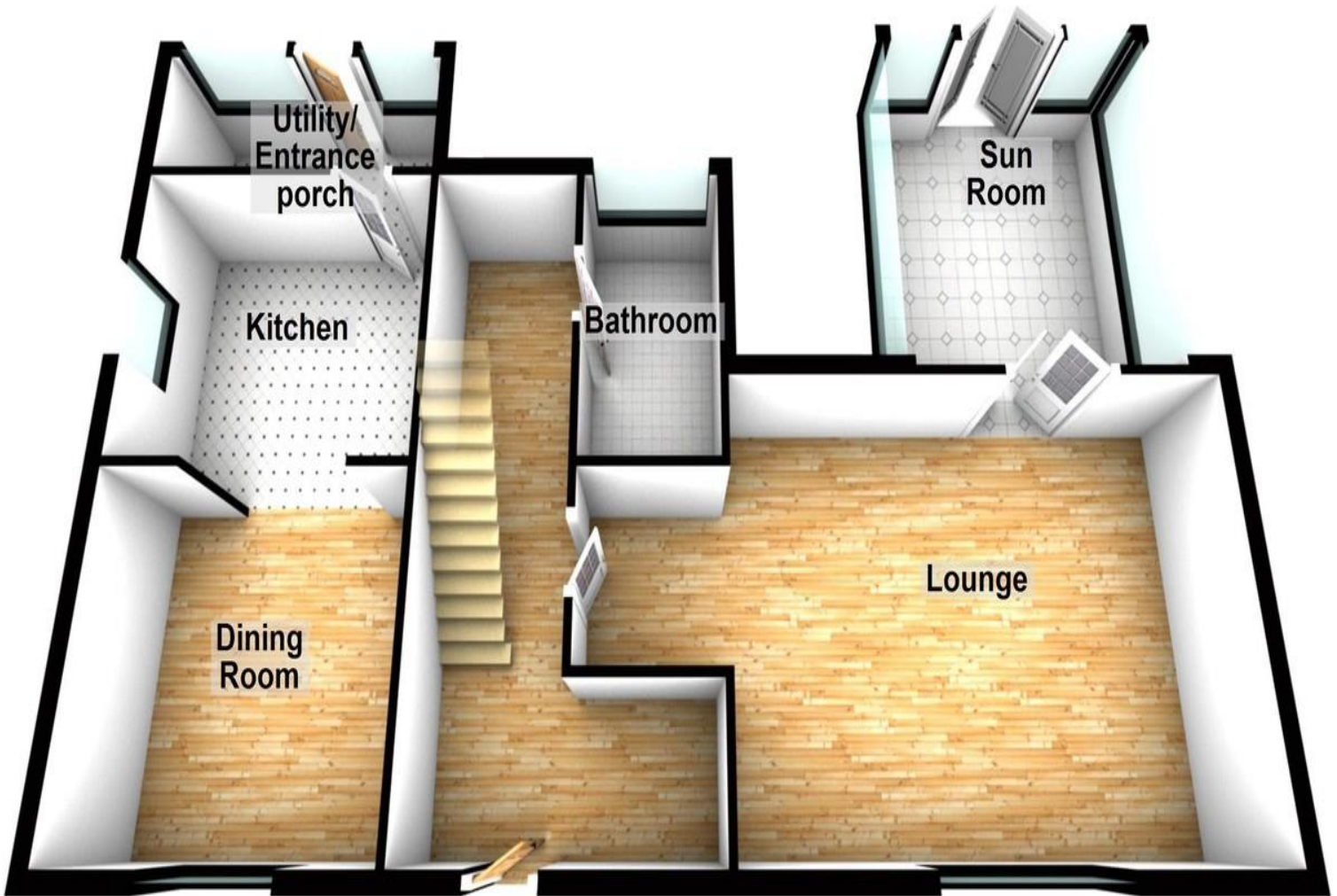
91 Pasture Road  
Goole  
East Yorkshire  
DN14 6BP

T. 01405 780 666  
F. 01405 762 942  
E. info@housesetc.co.uk  
www.housesetc.co.uk

Registered in England No 8047217 Registered Office: Suite One,  
Hedley Court, Boothferry Road, East Yorkshire, DN14 6AA



Ground Floor



Total area: approx. 145.3 sq. metres (1563.6 sq. feet)



First Floor

