



**Townend
Clegg & CO**

CHARTERED SURVEYORS SINCE 1895

**SNOWDON POND, INGS LANE, BEAL, DN14 0SJ
ASKING PRICE OF £595,000**





SITUATION

The property is situated on the Northern edge of the popular rural village of Beal. The Village is best approached from the A645 Weeland Road via Lunn Lane, New Lane and Beal Lane. On reaching the Village take the third right turn into Broad Lane and then the first right turn into Ings Lane where the property will be found on the left handside.

THE PROPERTY

This consists of a unique Swedish timber framed brick clad Detached Dwelling completed for the present owners in 1997 and is situated in an excellent riverside position on the edge of the popular rural village of Beal which is ideally placed for Leeds, Doncaster, Hull and York, and is within 3 miles of Junction 34 of the M62 Motorway which allows easy access to the Yorkshire Business Centres and Motorway Network.

The very spacious open plan accommodation presently comprises:



GROUND FLOOR

ENTRANCE PORCH

Leading to:

ENTRANCE VESTIBULE

Quarry tiled floor.

CLOAKROOM

White suite comprising low flush WC and pedestal washbasin with tiled splash back.

DINING ROOM 18' 9" x 17' 3" (5.72m x 5.26m)

Quarry tiled floor, part vaulted ceiling and pine open tread staircase leading to the first floor.



LOUNGE 19' 9" x 14' 9" (6.02m x 4.5m)

Stone fire surround and hearth housing Cast Iron Wood Burning Stove in rustic brick lined recess, vaulted ceiling with downlighters and door leading to the covered Veranda.

STUDY 9' 0" x 8' 9" (2.74m x 2.67m)

Quarry tiled floor.

BREAKFAST KITCHEN 24' 0" x 11' 6" (7.32m x 3.51m)

Extensive range of hand made units by Mark Wilkinson comprising sink unit, base units with granite worktops and upstands, wall cupboards and larder unit. Electric Range Cooker with 3 ovens and induction hob with large extractor over. Integrated fridge/freezer. Butchers Block. Downlighters, quarry tiled floor, and door leading to the covered veranda.



LAUNDRY ROOM 10' 3" x 8' 0" (3.12m x 2.44m)

Extensive range of hand made units comprising Belfast sink, base units with granite worktops and upstands, wall cupboards and larder unit. Plumbing for auto washer, quarry tiled floor and gas central heating combi boiler.

SIDE ENTRANCE LOBBY

Quarry tiled floor.

SIDE ENTRANCE PORCH

FIRST FLOOR

GALLERIED LANDING

This is approached via the pine open tread staircase from the Dining Room and opening from the Galleried Landing are:





MASTER BEDROOM 16' 0" x 11' 3" (4.88m x 3.43m)

Radiator and opening into:

ENSUITE SHOWER ROOM

White suite comprising shower cubicle, pedestal washbasin with tiled splash back and low flush WC. Heated towel rail and ceramic tiled floor.

DRESSING ROOM 7' 6" x 7' 0" (2.29m x 2.13m)

Radiator.

BEDROOM 13' 6" x 9' 6" (4.11m x 2.9m)

Radiator.



BEDROOM 10' 3" x 9' 6" (3.12m x 2.9m)

Radiator.

HOUSE BATHROOM 9' 9" x 7' 6" (2.97m x 2.29m)

White suite comprising panelled in bath, vanity washbasin and low flush WC. Heated towel rail and ceramic tiled floor.

TO THE OUTSIDE

Brick and tiled **DOUBLE GARAGE** with 2 up and over doors to front, power laid on, extensive additional parking to front and driveway approach from Ings Lane.



The property stands in extensive mature grounds including pond and patio area.

SERVICES

It is understood that mains drainage, mains water, electricity and gas are laid to the property, which has gas fired central heating with under-floor heating to the ground floor and radiators to the first floor. The windows are triple glazed and the property benefits from a forced ventilation heat exchange system.

None of the services or associated appliances have been checked or tested.

COUNCIL TAX

It is understood that the property is in Council Tax Band E, which is payable to the North Yorkshire County Council.

VIEWING

Should you wish to view this property or require any additional information, please ring our Goole Office on 01405 762557.





OFFER PROCEDURE

If you are interested in this Property and wish to make an Offer then this should be made to the Townend Clegg & Co Office dealing with the Sale. I would point out that under the Estate Agency Act 1991, you will be required to provide us with the relevant Financial Information for us to verify your ability to proceed with the purchase, before we can recommend your Offer to the Vendor. It will also be necessary for you to provide Proof of Identification in order to adhere to Money Laundering Regulations.

PROPERTY TO SELL

Take advantage of our very competitive fees, ring 01405 762557 to arrange your Free Marketing Advice and Appraisal.

WHETHER BUYING OR SELLING LET US SMOOTH THE PATH TO YOUR NEW HOME.

ENERGY PERFORMANCE GRAPHS

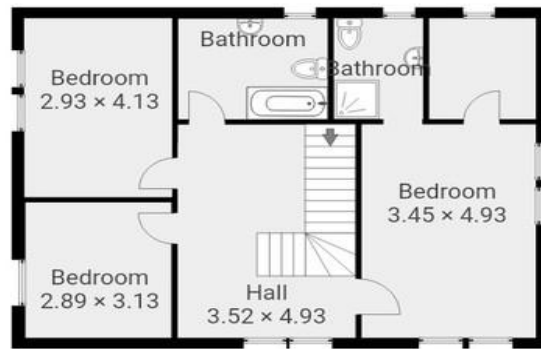
An Energy Performance Certificate is available to view at the Agent's Offices and the Energy Efficiency Rating and Environmental (CO2) Impact Rating Graphs are shown.

FLOOR PLANS

These floor plans are intended as a guide only. They are provided to give an overall impression of the room layout and should not be taken as being scale drawings.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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