



Pinfold Farm,
Pinfold Lane, Carlton, Nr Goole, DN14 9NU

Asking Price Of £270,000
NO ONWARD CHAIN

Property Features

- Good sized Detached Cottage in large Gardens
- Sitting Room, Living Room, Kitchen & Sun Room
- 2 Double Bedrooms & Bathroom
- Gas CH, UPVC DG, 2 Outhouses & Ample Parking
- Ideally placed for York, Leeds & Hull



Full Description

SITUATION

From Selby take the A1041 into Carlton and on entering the village take the 2nd right turn into Pinfold Lane. The property will be found on the left hand side clearly marked by one of our distinctive For Sale Boards.

THE PROPERTY

This consists of a Detached Cottage being situated in a pleasant position in the centre of the popular residential village of Carlton which is conveniently placed for the Towns of Selby and Goole and for commuting to the Cities of York, Leeds and Hull. The property stands in large gardens which may have Development Potential and the good sized accommodation presently comprises:



GROUND FLOOR

ENTRANCE LOBBY

UPVC front door, ceramic tiled floor and enclosed stairs leading to the First Floor.

SITTING ROOM 13' 9" x 13' 0" (4.19m x 3.96m)

Rustic brick feature chimney breast housing Cast Iron Wood Burner on stone hearth. Bow window to front, wall lights, beam to ceiling and UPVC door leading to:



SUN ROOM 14' 6" x 6' 0" (4.42m x 1.83m)

Large picture window overlooking the gardens and enjoying views towards the village Church.

LIVING ROOM 14' 0" x 13' 9" (4.27m x 4.19m)

Quarry tiled fireplace. Bow window to front, radiator, spotlights, beam to ceiling and understairs cupboard.



KITCHEN 14' 0" x 7' 3" (4.27m x 2.21m)

Range of units comprising single drainer sink unit, base units with worktops and wall cupboards. Plumbing for automatic washing machine. Radiator, ceramic tiled floor and UPVC door leading to the Garden.

FIRST FLOOR

LANDING

This is approached via the enclosed staircase from the Entrance Lobby and opening from the Landing which has a radiator are:

FRONT BEDROOM 13' 9" x 13' 0" (4.19m x 3.96m)

Original tiled fireplace. Radiator and cupboard over stairs.

FRONT BEDROOM 13' 9" x 10' 9" (4.19m x 3.28m)

Radiator.

LARGE BATHROOM

White suite comprising panelled in bath, pedestal wash basin, low flush w.c. and shower cubicle. Radiator and part ceramic tiled walls.

TO THE OUTSIDE

Ample OFF STREET PARKING with gated access from Pinfold Lane.

Brick and pan tiled WORKSHOP 15'6" x 14'6" housing gas fired combi boiler

Brick and pan tiled STORE 12' x 10'3"

Large predominantly south facing lawned gardens to front and side.

SERVICES

It is understood that mains drainage, mains water, electricity and gas are laid to the property. There is gas fired central heating to radiators from the combi boiler situated in the Workshop, and windows are double glazed with uPVC framed sealed units.

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 C, which is payable to the North Yorkshire 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		83 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

