



7 Hinsley Lane

Carlton, Nr Goole, DN14 9PE

**Asking Price Of £275,000**

# Property Features

- Spacious Detached Cottage in Popular Location
- 22' Dining Kitchen & Lounge with Stove
- 4 Bedrooms & Bathroom
- Central Heating, uPVC DG, Double Garage & Gardens
- Ideally Placed for Goole, Selby & M62 Motorway



## Full Description

### SITUATION

From Selby take A1041 into Carlton. After passing the Church in the centre of the Village take the second right turn into Hinsley Lane where 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 spacious Detached Cottage being situated in the centre of the popular residential Village of Carlton which is conveniently placed for the Towns of Selby and Goole and ideal for commuting to the Cities of York, Leeds and Hull. The accommodation presently comprise:-



### GROUND FLOOR

#### ENTRANCE HALL

uPVC front door, understairs cupboard, radiator, wall light and staircase leading to the First Floor.

#### DINING KITCHEN 22' 6" x 12' 3" (6.86m x 3.73m)

Range of Oak units comprising single drainer sink unit, base units with worktops and wall cupboards. Rangemaster Cooker with chimney extractor over. Free standing dishwasher. Plumbing for automatic washer. Beams to ceiling, two bow windows to front, two radiators, part ceramic tiled walls, ceramic tiled floor and uPVC door leading to the rear garden.



#### LOUNGE 16' 9" x 11' 6" (5.11m x 3.51m)

Cast-iron multi fuel stove on quarry tiled hearth with large rustic Oak mantel over. Radiator, two wall lights and French doors leading to the rear garden.



## FIRST FLOOR

### LANDING

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

### MASTER BEDROOM 12' 9" x 12' 0" (3.89m x 3.66m)

Radiator and built-in cupboard housing cylinder.

### FRONT BEDROOM 9' 6" x 9' 3" (2.9m x 2.82m)

Radiator.

### FRONT BEDROOM 7' 0" x 6' 3" (3.05m x 1.91m)

Built-in bed base and radiator.

### REAR BEDROOM 11' 6" x 11' 0" (3.51m x 3.35m)

Radiator.

### BATHROOM

With coloured suite comprising panelled in bath, pedestal wash basin with tiled splash back, low flush W.C. and shower cubicle (no shower). Heated towel rail and wall boarding.

### TO THE OUTSIDE

DOUBLE GARAGE with up and over door to front, personal door to side, inspection pit, power laid on and driveway approach from Hinsley Lane.

STORE with power laid on.

Small forecourt. Good sized predominately lawned garden to rear.

### SERVICES

It is understood that mains drainage, mains water, electricity and gas are laid to the property. There is central heating from the cast-iron multi fuel stove in the Lounge to radiators and windows are double glazed with uPVC framed sealed units.

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

### COUNCIL TAX BAND

It is understood that the property is in Council Tax Band D, which is payable to the Selby District Council.



## VIEWING

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

## 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 GRAPH

An Energy Performance Certificate is available to view at the Agent's Offices and the Energy Efficiency Rating Graph is 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.



7 Hinsley Lane, Carlton, Nr Goole

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73   C
55-68	D	68   D	
39-54	E		
21-38	F		
1-20	G		