



Main Street, Great Heck, Goole £595,000

5 BEDROOM DETACHED HOUSE WITH Paddock LAND, STABLES.

Boasting circa 2.5 acres of paddock land, 6 stables, detached 2,200 square foot property. We welcome to the market this exciting opportunity to acquire a detached family residence occupying circa 2.5 acres of paddock land which have the added benefit of 6 stables.



STABLES

The stables are built of 6 inch concrete blocks, tile construction and concrete base. There are electric and water services available. To the front of the stables is a large concrete courtyard with parking spaces. The land measures circa 2.5 acres and is enclosed by post and rail fencing. The land has previously been divided into 6 paddocks but at present is currently two large paddocks. There is post and rail fencing in the centre of the land with a gate for access beyond.

FIVE BEDROOM DETACHED PROPERTY

We understand the property was built in 1993 by the present owners and was designed to enjoy extensive accommodation on the ground floor, being particularly adaptable and flowing well, combining both family and more formal rooms.

The property welcomes you into a good size porch and in turn gives access to the hallway and the ground floor arrangement. A spacious lounge is without doubt the hub of the home and is complemented by an impressive multi fuel stove sitting beneath a large brick surround fireplace. In addition to a pair of wooden framed french doors there is a casement window to the front elevation.

Located off the lounge is a formal dining room with a double glazed casement window, and enjoys ample space to accommodate appropriate dining furniture. The kitchen is located to the rear of the property and features a large AGA oven with exposed brick surround. There is a range of wall and base units to three sides and a range of integrated appliances including a dishwasher, fridge freezer and sink unit. A useful pantry is off the kitchen offering excellent storage space. Furthermore, there is a utility room which comprises a Belfast sink, space for an automatic washing machine and rear door access to the garden.

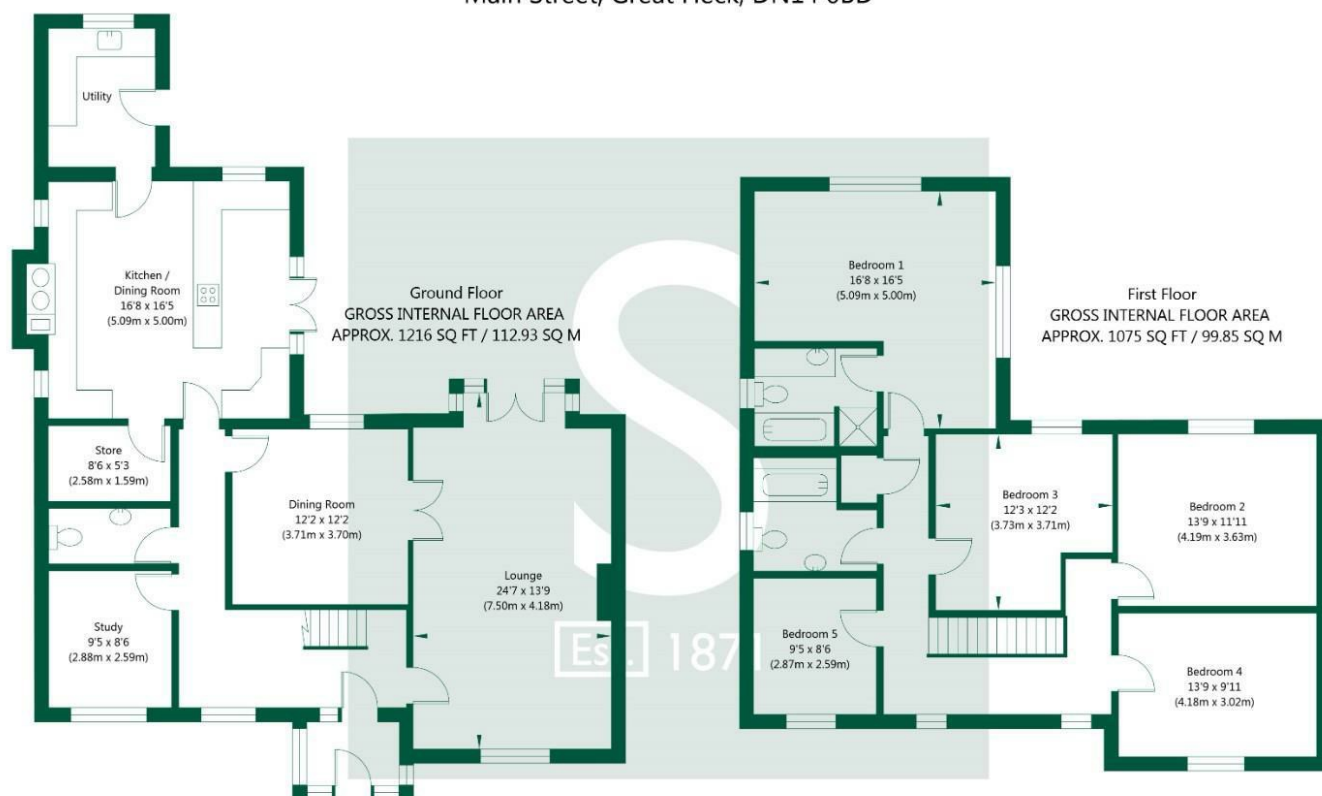
A good sized home office/study and downstairs w.c. completes the ground floor accommodation.

To the first floor, there are five double bedrooms and house bathroom. All bedrooms benefit from a double glazed casement window and central heating radiator. Of particular note, the master bedroom has en-suite facilities comprising a Jacuzzi bath, vanity hand wash basin and low flush w.c. The house bathroom has a inset bath with shower over, pedestal hand wash basin and low flush w.c.

Externally the property is pleasantly set back from Main Street and is accessed via wooden gates which open out onto a hard standing driveway and turning circle. The front is deceptively sizeable, being predominantly laid to lawn and enclosed to all sides by brick wall boundaries. A pathway leads alongside the property to the rear which open outs to a private garden and is enclosed by recently installed fenced boundaries. There is a flagged patio area which is perfectly positioned to enjoy the sunshine. We understand there are sufficient footings in place for a detached garage to the front of the property and these were included with the planning permission when the property was built.

Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

Main Street, Great Heck, DN14 0BD



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 2291 SQ FT / 212.78 SQ M
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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