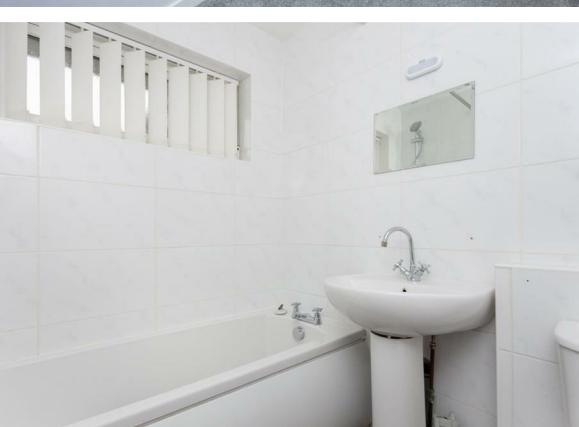




**George Street, Snaith, Goole**  
**£260,000**

No onward chain.

An outstanding detached bungalow occupying a very private plot with open rear aspect. It benefits from spacious living accommodation with an attached single garage



## ACCOMMODATION

A rare opportunity to acquire this spacious, detached bungalow occupying a choice position within this sought after village location.

Internally, the property is accessed from the side into an entrance lobby which in turn leads to a spacious study with 2 uPVC double glazed windows and radiator. The lobby also leads to the spacious dining kitchen which is well fitted with laminate worktops and an excellent range of base and wall cupboards. There is also a full height storage cupboard and laminate flooring and radiator. This is a spacious inner hall which leads to the very spacious lounge, fine open aspect to rear and 2 radiators. The inner hall also give access to 2 double bedrooms and a single bedroom at the front of the property all with uPVC double glazed windows and radiator. The lounge, inner hall and bedrooms all have a matching fitted carpet. The other side of the inner hall is bathroom with white suite and radiator and also a walk-in boiler room with wall mounted gas fired boiler and a cloaks rail.

## TO THE OUTSIDE

Externally, the property is accessed directly off George Street onto a concrete flagged driveway which leads to an attached single garage with up and over garage door and electric light and power. The property's front garden is extensively laid to lawn with pale fence. To the rear is a flagged area with adjoining rectangular lawn, it also has a definitive rear boundary fence and a holly hedge along the side. The property is being offered for sale with both Vacant Possession and no onward chain and an early inspection is recommended.

Side Entrance Lobby with uPVC double glazed door.

Study (rear) 9' 5" x 8' 10" (2.97m x 2.69m) plus 4' 10" x 3' 3" (1.48m x 0.31m) with fitted carpet, radiator and 2 uPVC double glazed windows.

Kitchen (rear) 12' 8" x 10' 3" (3.86m x 3.12m) with laminate worktops over recess, inset stainless steel sink unit 6 base units, 3 wall cupboards, uPVC double glazed window, large full height storage cupboard, laminate flooring, tile splashbacks, radiator also Hotpoint electric cooker.

Spacious Inner Hall with fitted carpet, hatched to roof void.

Spacious Lounge (rear) 17' 10" x 12' 9" (5.44m x 3.89m) with fitted carpet, 2 radiators, uPVC double glazed window.

Bedroom 1 (front) 14' 7" x 9' 5" (4.44m x 2.87m) with fitted carpet, uPVC double glazed window, radiator.

Bedroom 3 (front) 11' 5" x 6' 2" (3.48m x 1.88m) with radiator, uPVC double glazed window, fitted carpet.

Bedroom 2 (front) 11' 6" x 9' 6" (3.51m x 2.9m) with radiator, uPVC double glazed window, fitted carpet.

Bathroom (side) with white suite comprising pedestal wash hand basin, low flush WC, panelled bath, tile splashbacks.

Boiler Room (side) with wall mounted gas fired boiler and cloaks rail.

## To the Outside

A flagged driveway leads from George Street to an attached brick built garage with flat bitumen felted roof 16' 1" x 8' 3" (4.9m x 2.52m) with steel up and over door, rear courtesy door and uPVC window, electric sockets and concrete floor.

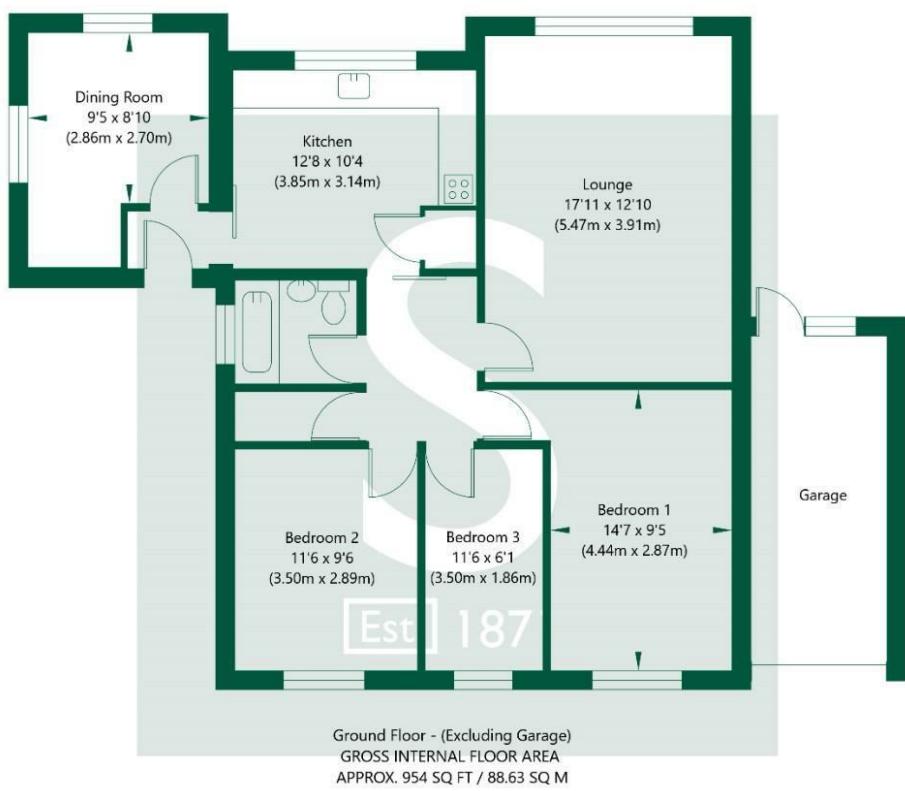
There is a large front lawned garden bounded by a pale fence. There is also a side lawned garden. To the rear is a good sized lawned garden with open aspect onto allotment gardens.

EER- 69 (C)

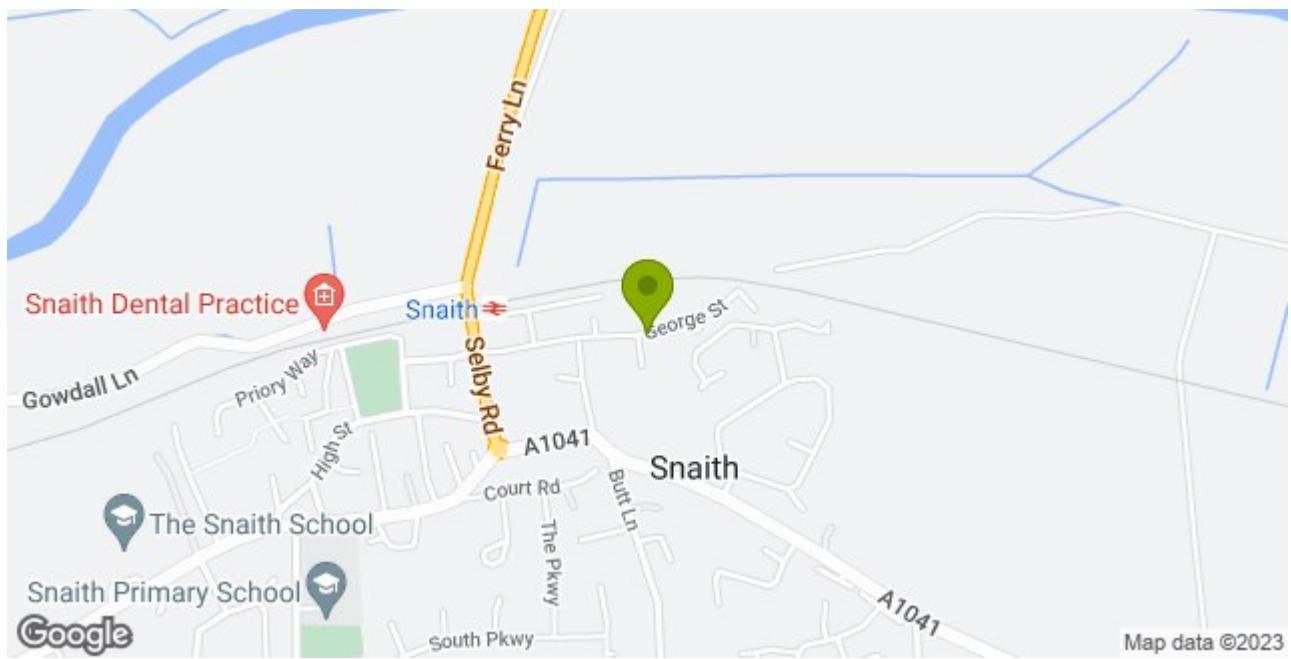
Tenure - Freehold

Council Tax - East Yorkshire Council - Band C

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



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 954 SQ FT / 88.63 SQ M - (Excluding Garage)  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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