



Slipper Bridge House, Main Road,  
Goole, Eastington, DN14 7XL  
Offers In The Region Of £390,000



## ABOUT THE PROPERTY

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Presenting Slipper Bridge House, situated on Main Road, Eastington, offering abundant space and untapped potential.

This family home and licensed kennels presents an opportunity. The property serves as a comfortable home with a setup that includes converted garages that have been thoughtfully repurposed into functional licensed kennels.

Internally the property offers, entrance porch and hallway which leads through to the living room, dining room, study, galley kitchen and utility room. Upstairs, five bedrooms, two bedrooms boast ensuite bathrooms. The family bathroom supplies the further three good sized rooms.

The spacious gardens offer a great versatile space wrapping around the property with timber fencing to boundary. The detached kennels, could be repurposed into anything from a creative studio to a functional workshop or annex.

East Riding of Yorkshire Council band - C  
Tenure - Freehold  
EPC rating - D







## THE ACCOMMODATION COMPRISES

### ENTRANCE PORCH

Side entrance door leads into the entrance porch. Inner door leads into..

### ENTRANCE HALL

Stairs off to the first floor, recessed storage cupboard and coving to the ceiling.

### STUDY

3.75 x 2.61 (12'3" x 8'6")

Large room with coving to the ceiling. Double doors into..

### LIVING ROOM

4.40 x 5.25 (14'5" x 17'2")

Large room with feature brick fireplace housing solid fuel burner, coving to the ceiling and dado rail. Double doors into.

### DINING ROOM

3.43 x 4.75 (11'3" x 15'7")

Large spacious room. Door into.

### UTILITY

Space for washing machine, tumble dryer, fridge, freezer and sink unit with storage under.

### INNER LOBBY

Stable door into..

### LEAN TO EXTENSION

Tiling to the floor.

### KITCHEN

2.61 x 5.03 (8'6" x 16'6")

Range of wood effect wall and floor units with complimentary works surfaces and splashbacks incorporating a one and a half bowl sink unit, integrated dish washer, washing machine and tumble dryer. Space for American fridge freezer and range cooker. Part tile to the walls and tiling to the floor.

## FIRST FLOOR

### LANDING

### MASTER BEDROOM

3.47 plus wardrobes x 3.67 (11'4" plus wardrobes x 12'0")

Large room to the rear of the property with recessed storage cupboards.

### EN SUITE

1.21 x 2.47 (3'11" x 8'1")

Suite comprising of low level WC, pedestal hand basin and large shower enclosure. Tiling to the walls and floor, extractor fan and spotlights to the ceiling.

### BEDROOM TWO

3.81 into wardrobes x 4.53 max (12'5" into wardrobes x 14'10" max )

Good sized double to the rear of the property with recessed storage cupboard.

### EN SUITE

1.61 x 2.21 (5'3" x 7'3")

Suite comprising of low level WC, pedestal hand basin and shower enclosure. Tiling to the walls and floor, extractor fan and spotlights to the ceiling. Recessed storage cupboard.

### BEDROOM THREE

2.97 x 4.57 (9'8" x 14'11")

Double room to the front of the property.

### BEDROOM FOUR

2.61 plus recess x 3.57 (8'6" plus recess x 11'8")

Double room to the front of the property with recessed storage cupboard.

### BEDROOM FIVE

2.18 x 3.49 (7'1" x 11'5")

Double room to the rear of the property.

### FAMILY BATHROOM

1.82 x 2.26 plus recess (5'11" x 7'4" plus recess )

Suite comprising of low level Wc, panelled bath, pedestal hand basin and large shower cubicle with electric shower. Part tiling to the walls, tiling to the floor, extractor fan and spotlights to the ceiling.

### OUTSIDE

Parking to the front of the property with timber gate leading onto the driveway providing ample off street parking with a side lawned area. Gate gives access to a large block paved patio area with three further sections laid to Astro Turf. Side gate leads into a further paved area with personnel door into garage conversion.

### GARAGE CONVERSION

Having been extended and converted into dog kennels within. Full power and light.

### ADDITIONAL INFORMATION

PLEASE NOTE THIS IS A LICENSED DOG KENNEL ENVIRONMENT

### SERVICES

Mains gas, electricity and drainage (Septic Tank) are connected to the property.

### APPLIANCES

No appliances have been tested by the agent.



**Ground Floor**



**First Floor**



**VIEWING**

By appointment with the Agent.

**OPENING HOURS**

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

**FREE VALUATIONS FOR SALE**

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

**MATERIAL INFORMATION**

For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>  
We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

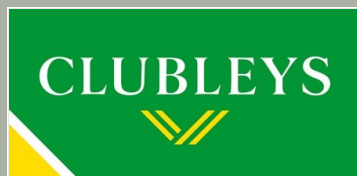
**MORTGAGES**

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail [Faye@holmefieldsolutions.co.uk](mailto:Faye@holmefieldsolutions.co.uk) or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.

**AGENTS NOTES**

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.