

9A, The Gables Paddock,
Goole, Eastington, DN14 7GF
£450,000



ABOUT THE PROPERTY

Clubleys are delighted to present this lovely, spacious family home. Situated in a quiet cul de sac in the tranquil village of Eastrington which is conveniently located just a short drive away from either Howden or Gilberdyke. This property provides not only the peace of village life but also excellent transports links.

If you're looking to escape the daily hustle bustle but need enough space for the family then this is the property you NEED to view.

To the ground floor is the entrance hall, lounge, breakfast kitchen, dining room, utility & W.C - all fitted with Lennox Hardwood internal doors. Four double bedrooms - master & second bedroom with en-suites, spacious family bathroom. The loft has also been professionally boarded with a fitted loft ladder providing additional storage.

Tenure - Freehold
Council Tax - Band F - East Riding of Yorkshire
EPC - TBC







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THE ACCOMMODATION COMPRISES

ENTRANCE HALL

Composite door with double glazed side panel, stairs leading to first floor accommodation, oak flooring, radiator, ceiling light.

LOUNGE

5.480 x 3.560 (17'11" x 11'8")

UPVC double glazed window to the front, wood burning stove with surround, radiator, ceiling light.

DINING ROOM

3.800 x 3.57 (12'5" x 11'8")

UPVC double glazed French doors leading to rear garden, radiator, ceiling light.

BREAKFAST KITCHEN

7.050 x 3.260 (23'1" x 10'8")

Fantastic range of modern wall, base & drawer units with complimentary Quartz work surfaces & upstands, breakfast bar, Bosch appliances including double electric oven, four ring induction hob, space for fridge/freezer, integrated dishwasher, underhung stainless steel sink with tap, pantry style cupboard with electrical plug points, UPVC double glazed windows, two vertical radiators, access to utility, composite door with double glazed window leading to rear garden, recessed spotlights, Karndean flooring.

UTILITY ROOM

1.960 x 1.580 (6'5" x 5'2")

UPVC double glazed opaque window to the side, fitted with base units with laminate work surface over, stainless sink with mixer tap, space for washing machine, radiator, personnel door leading to the garage.

DOWNSTAIRS W.C

1.580 x 1.020 (5'2" x 3'4")

W.C, sink set in vanity unit, tiling, chrome ladder radiator, Karndean flooring.

LANDING

Spacious landing, UPVC double glazed window to the front fitted, ceiling light, loft access. Loft has fitted ladder access, fully boarded with power & lighting.

BEDROOM ONE

5.650 x 4.830 (18'6" x 15'10")

UPVC double glazed windows, spacious bedroom with access to lovely en-suite, ceiling light, radiator.

EN-SUITE

2.580 x 2.320 (8'5" x 7'7")

UPVC double glazed opaque window to the side, fully tiled, walk in shower with monsoon shower head, sink set in vanity unit, W.C, chrome ladder radiator, recessed spotlights.

BEDROOM TWO

4.830 x 3.260 (15'10" x 10'8")

UPVC double glazed windows, double bedroom, radiator, ceiling light.

EN-SUITE

2.580 x 1.970 (8'5" x 6'5")

UPVC double glazed opaque window, W.C, pedestal wash hand basin, shower cubicle, electric shaving point, radiator, ceiling light, laminate light.

BEDROOM THREE

3.760 x 3.570 (12'4" x 11'8")

Double bedroom, UPVC double glazed window, ceiling light, radiator.

BEDROOM FOUR

3.550 x 3.450 (11'7" x 11'3")

Double bedroom, UPVC double glazed window to the front, radiator, ceiling light.

BATHROOM

3.560 x 1.920 (11'8" x 6'3")

UPVC double glazed opaque window to the side, W.C, pedestal wash hand basin, panelled bath with shower, chrome ladder radiator, recessed ceiling light, laminate flooring.

OUTSIDE

To the front of the property is the block paved driveway providing parking for two cars. The front garden is mainly laid to lawn with two mature birch trees. There is also a EV charging point.

To the rear of the property is the gated garden which is part laid to lawn with flower beds around the perimeter, raised brick built flower beds, decorative gravelled seating area. Multiple outdoor electric sockets & outdoor tap. Slate grey porcelain paved patio area. Wooden fence boundary & gated access on either side.

The property also benefits from solar panels (located on west & south facing roof) & two battery storage providing discounted electricity bills & plus a feed in tariff.

GARAGE

Aluminium insulation electric roller shutter door, electric & power supply.

ADDITIONAL INFORMATION

*Broadband

For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

*Mobile

For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

*Referral Fees

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.

MEASUREMENTS/FLOORPLANS - Are approximate (not to scale) and for guidance only - Buyers are advised to check for their own reassurance.

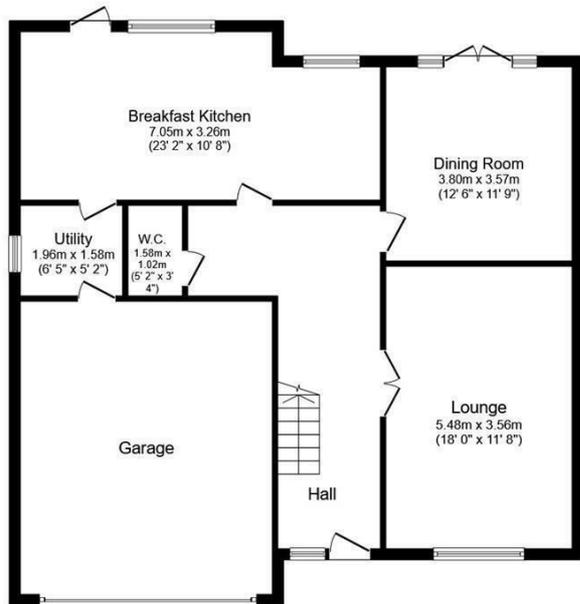
SERVICES

Mains gas, electricity, water & drainage are connected.

APPLIANCES

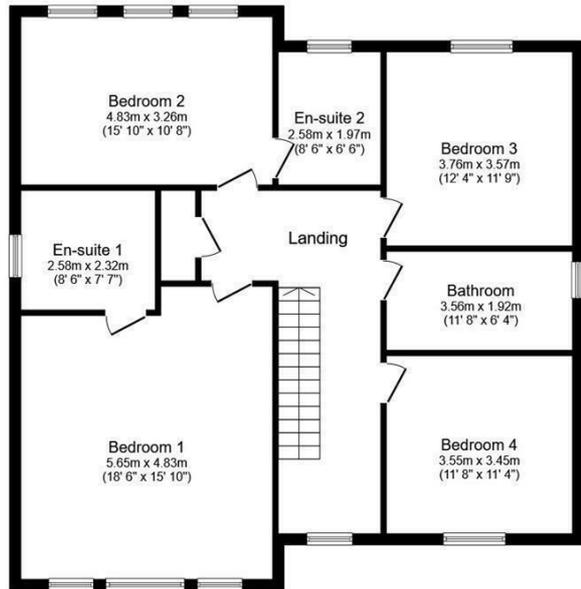
None of the appliances have been tested by the agent.





Ground Floor

Floor area 106.2 sq.m. (1,143 sq.ft.)



First Floor

Floor area 106.2 sq.m. (1,143 sq.ft.)

Total floor area: 212.3 sq.m. (2,285 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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 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		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Clubleys give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Clubleys has the authority to make or give any representation or warranty in relation to the property.

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.