



Beast Fair, Goole, DN14 9JQ

£365,000

Exceptional four-bedroom Georgian townhouse is a home of remarkable character and elegance, beautifully blending timeless period charm with refined contemporary living.



2-4 Beast Fair, Snaith, Goole, East Yorkshire, DN14 9JQ

Set within the popular market town of Snaith, the property retains much of its original charm while offering the practical layout and finish expected of contemporary family living. Generous proportions, high ceilings and a series of well-balanced reception rooms give the house a strong sense of space and character throughout.

The ground floor is particularly well designed for families, with a large lounge, separate dining room and additional sun room providing flexible living space for both everyday use and entertaining. At the centre of the home is an impressive kitchen/diner with integrated appliances, ample storage and space, complemented by a separate utility room

Across the upper floors are three genuine double bedrooms, including one with en-suite, together with a large family bathroom. The top-floor attic room adds particularly versatile accommodation, suitable as a guest suite, studio or additional family space.

Outside, the south-facing rear garden has been designed for low-maintenance outdoor living, with a mixture of seating and entertaining areas, summerhouse/workshop, along with off-road gated parking.

Combining Georgian elegance, contemporary luxury, and exceptional family accommodation, this is a truly special home that must be viewed internally to be fully appreciated.

Tenure - Freehold

Council Tax - Band C

Roof Terrace* - We do not believe the roof terrace accessed from the master bedroom has any planning or building regulations consent. The pricing of the property reflects this.

The property comprises.

GROUND FLOOR

Lounge 29'1"(max) x 11'9"(max)
(8.87m(max) x 3.60m(max))

Having a bioethanol stove and surround plus carpets and blinds.

Dining Room 16'3"(max) x 12'4"(max)
(4.97m(max) x 3.76m(max))

Having an electric stove and surround plus Karndean flooring and blinds. Access to store.

Further Reception Room 18'3"(max) x 9'6"(max)
(5.58m(max) x 2.92m(max))

A light dual aspect room with French doors to the rear, recessed spot lights and LVT flooring.

Breakfast Kitchen 18'11"(max) x 12'7"(max)
(5.77m(max) x 3.86m(max))

Having a comprehensive range of modern wall and base units with complimenting quartz worktops and upstands plus island unit and breakfast bar. With oven, microwave, induction hob, hood, dishwasher and wine cooler. With French doors to the rear, recessed spot lights, LVT flooring and blinds.

Utility Room 8'10" x 6'7" (2.71m x 2.01m)

With worktop plus Belfast sink plus space for washing machine and drier.

FIRST FLOOR

Landing

Having a useful alcove which could be utilised as a study area. Fitted carpets.

Bedroom 1 11'7"(max) x 8'8"(max)
(3.55m(max) x 2.66m(max))

With carpets and blinds. French doors.

En Suite 8'8"(max) x 3'6"(max)
(2.66m(max) x 1.08m(max))

Having traditional white sanitary ware with vanity, feature radiator, recessed spot lights, tiling and floor tiling.

Bedroom 2 13'0"(max) x 11'6"(max)
(3.98m(max) x 3.52m(max))

With carpets and blinds.

Bedroom 3 13'0"(max) x 12'4"(max)
(3.97m(max) x 3.77m(max))

Having an ornamental fireplace, built in wardrobe, carpets and blinds.

Bathroom 12'2"(max) x 8'5"(max)
(3.71m(max) x 2.59m(max))

Having traditional white sanitary ware with stand alone roll top bath, vanity, chrome ladder radiator plus built in storage and airing cupboard.

SECOND FLOOR

Landing 2

With fitted carpets.

Attic Bedroom 22'11"(max) x 16'9"(max)
(7.00m(max) x 5.12m(max))

With fitted carpets.

EXTERNAL

Externally the property benefits from a substantial low maintenance rear garden with patio, seating and decking areas plus artificial lawn and summer house. There is gated off road parking.





