



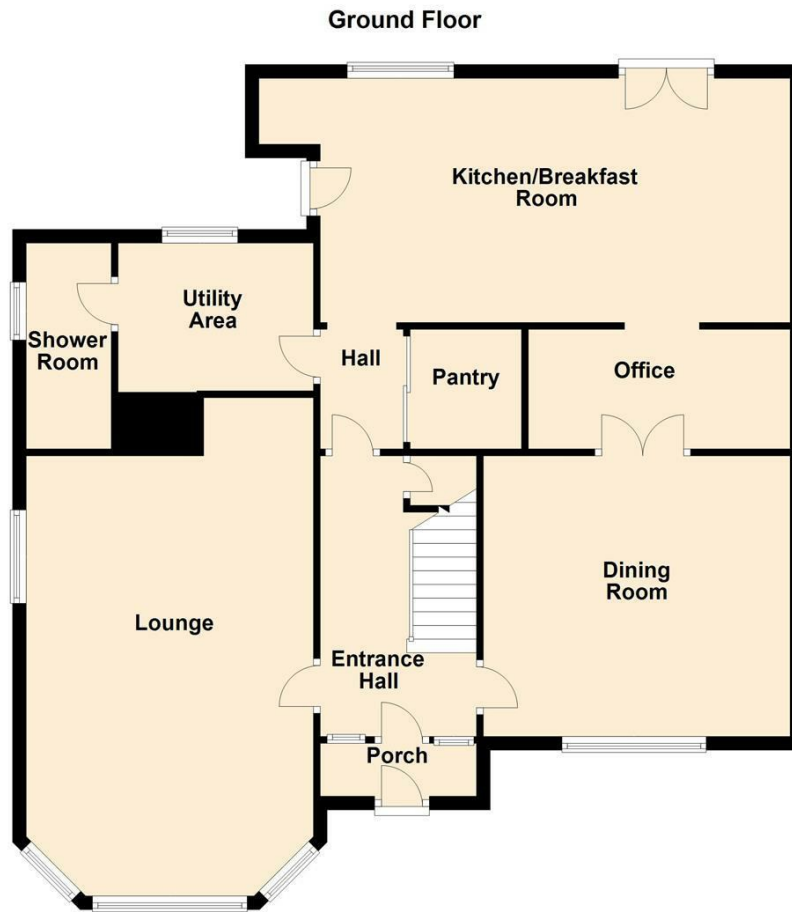
1 BELLCROSS LANE

GOOLE, DN14 7TG

£399,950
FREEHOLD

An exciting and rare opportunity has arisen to acquire this extremely spacious, traditional semi detached property located to the rear of California Lodge garden Centre, on Bellcross Lane. This 4 bedroom property offers good size family accommodation extending to approx 2000 sq ft and standing in generous gardens, which incorporate a large pond, a garage/workshop and extensive parking. The property does require some internal updating but offers huge potential. Rarely do properties like this come to the market therefore an early inspection is highly recommended. Offered with no onward chain.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			76
(55-68) D	60		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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