



2 Bed  
House - Terraced  
located in  
Goole

Offers Over £190,000



## GORGEOUS TERRACED COTTAGE\*\*IN WALKING DISTANCE TO HENSALL STATION\*\*POPULAR VILLAGE LOCATION\*\*

Station Road

Hensall

Goole

DN14 0QS

This charming two-bedroom cottage is situated in the desirable village of Hensall, nestled within a peaceful location surrounded by beautiful countryside. The property benefits from a variety of scenic countryside walks nearby, while also offering excellent access to motorway networks just a short distance away.

The home is extremely well maintained and beautifully presented throughout, featuring modern décor combined with charming cottage-style fixtures and features. Internally, the property also benefits from a useful cellar, adding additional storage space.

The cosy living area includes a log burner, creating a warm and inviting focal point, while the kitchen leads out onto a rear courtyard garden, perfect for enjoying outdoor space with minimal maintenance.

To the first floor, there are two well-proportioned double bedrooms along with a modern family bathroom.

Presented in move-in condition, this delightful cottage would suit a small family, first-time buyer, or anyone looking for a tranquil village lifestyle in a sought-after location.

Early viewing is highly recommended — do not miss your opportunity to view, call us today to arrange an appointment.

Living Room  
10'2" x 11'1"

Access to the kitchen. Brick built open fireplace with multi fuel burner. Wood effect flooring. UPVC double glazed window to the front.

Kitchen  
13'4" x 11'3"

Range of high and low level kitchen units in shaker style with complimentary worktops incorporating a ceramic sink with drainer and chrome mixer tap. Integrated appliances including a washing machine and fridge/freezer. Space for a Range style cooker. Tiled effect flooring. Central heated radiator. UPVC double glazed window to the rear. Access to the cellar. UPVC double glazed French door leading to the rear garden.

Landing  
2'6" x 5'1"

Access to both bedrooms and the house bathroom. Carpeted throughout.

Bedroom One  
10'3" x 11'1"

Built in storage cupboard. Carpeted throughout. Central heated radiator. UPVC double glazed widow to the front.





### Bedroom Two

7'9" x 11'1"

Access to the partially boarded loft. Carpeted throughout. Central heated radiator. UPVC double glazed window to the rear.

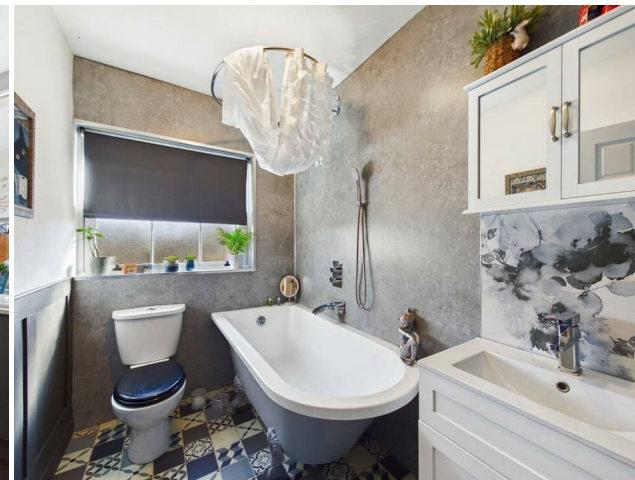
### Bathroom

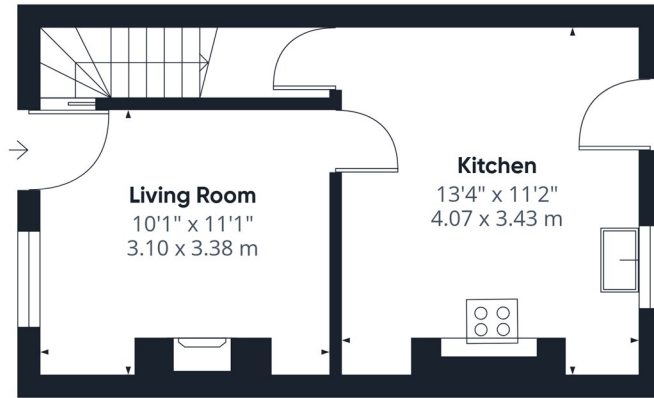
5'5" x 8'3"

White suite comprising of wash hand basin with chrome mixer tap. Panel bath with chrome mixer tap and mains feed shower attached. WC with low level flush. Extractor fan. Tiled effect flooring. UPVC double glazed frosted window to the rear.

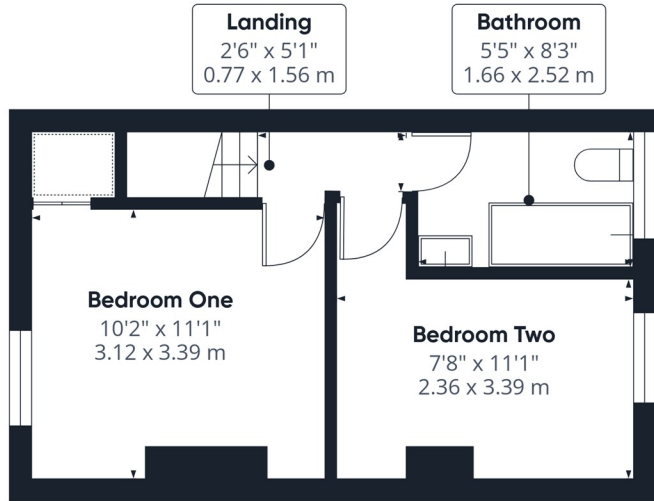
### External

A small enclosed front garden sits behind a low timber fence with gated access, providing a pathway leading to the front door and a lawned area with planting space. To the rear, the property benefits from a private enclosed garden bordered by modern timber panel fencing. The garden has been designed for low maintenance, featuring a paved patio seating area directly outside the property and a central paved pathway leading through the garden.





Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**  
548 ft<sup>2</sup>  
50.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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