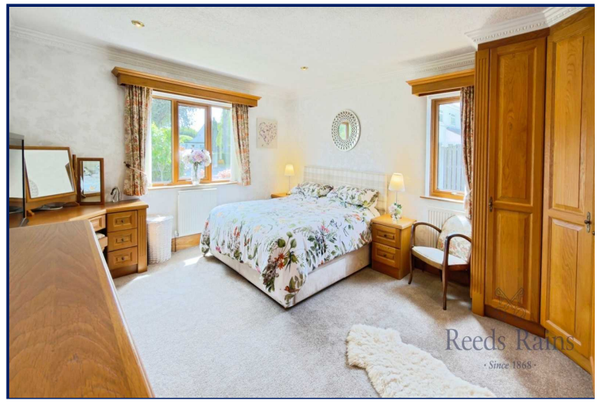
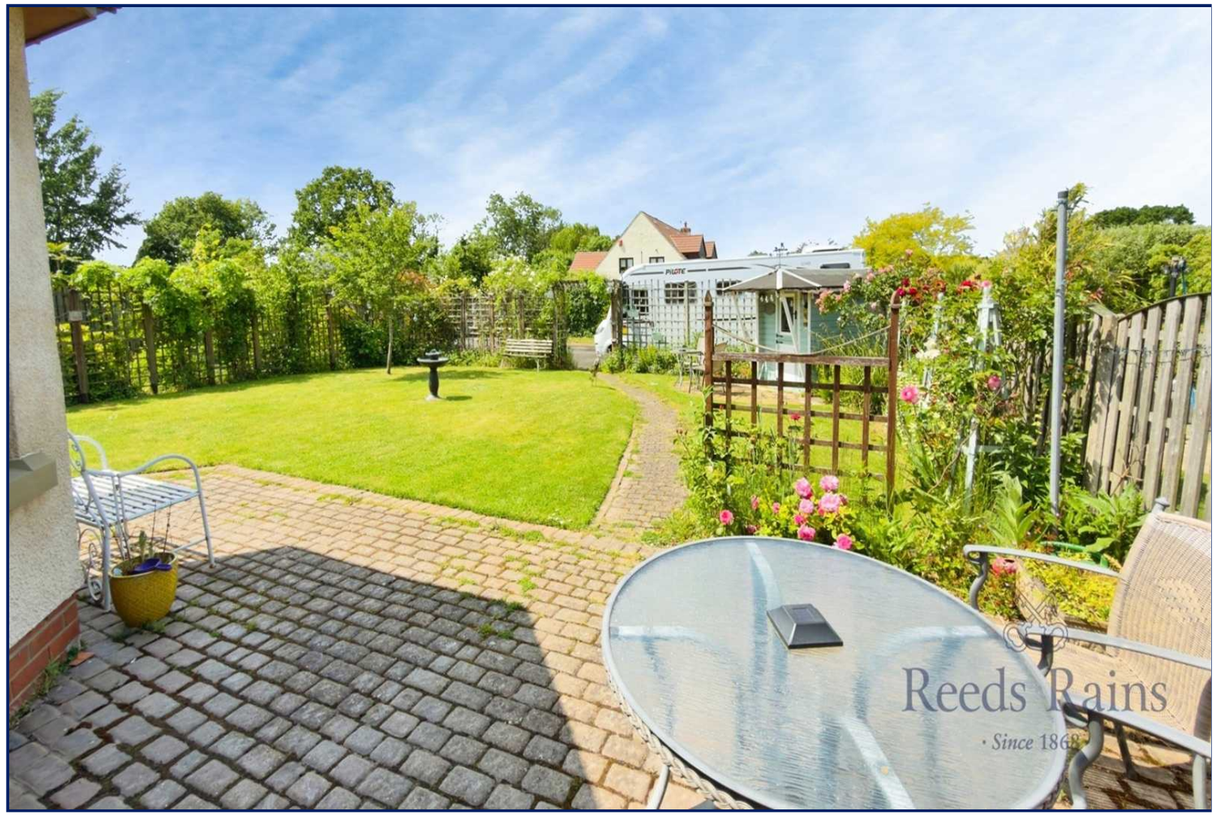


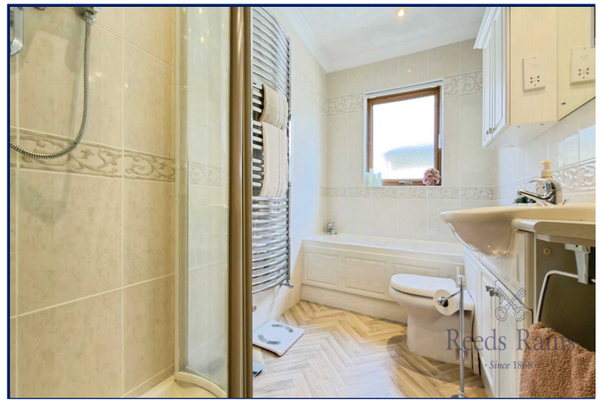














Lodge Lane, Gowdall, Goole, East Riding of Yorkshi, DN14

Asking Price: £367,500
Freehold

Reeds Rains

reedsrains.co.uk

The Property Ombudsman

Lodge Lane, Gowdall, Goole, East Riding of Yorkshi, DN14

Asking Price: £367,500 Freehold

Council Tax Band: C
EPC Rating: D

Reeds Rains Selby are delighted to bring to the market this stunning three-bedroom detached bungalow in the village of Gowdall. Offering single-storey living with two reception rooms, dining kitchen with utility, three double bedrooms all with fitted wardrobes, the master with an en-suite, spacious garden, off-street parking, garage with EV charging, and convenient access to countryside walks, local amenities and regional transport links via the M62 and local railway stations.

Main Description
This neutrally decorated three-bedroom detached bungalow is offered for sale in the village of Gowdall, near Goole in the East Riding of Yorkshire. The property combines single-storey living with well-planned internal space, parking, a single garage and an electric vehicle charging point.

The main reception room features large windows and a fireplace, creating a focal point and providing a pleasant outlook over the garden. A second reception space offers additional flexibility for use as a dining room, snug or home office, depending on requirements. Both rooms benefit from good natural light.

The kitchen provides dining space and a dedicated breakfast area, with natural light and an adjoining utility room offering useful additional storage and laundry space. This layout supports both everyday family use and informal entertaining.

The bungalow offers three double bedrooms, all with built-in wardrobes. The master bedroom includes an en-suite, adding privacy and convenience. A further bathroom serves the remaining bedrooms and living areas.

Externally, there is a garden that can be enjoyed from the kitcehn, along with off-street parking and a single garage. The presence of EV charging will appeal to electric vehicle owners and those planning ahead.
The surrounding area provides access to green spaces and walking routes, making it suitable for those who value outdoor leisure and village surroundings.

Location
The village of Gowdall is located approximately 8 miles to the south of Selby town centre and within a couple of miles of Snaith, which includes good shopping facilities and a railway station.

The wider East Riding of Yorkshire offers additional recreational opportunities, including riverside walks and countryside routes.
Road links from Gowdall connect to the M62 corridor, giving access towards Leeds and Hull for both work and leisure.
For rail travel, Selby railway station provides services towards Leeds, Hull, Doncaster York and even London making regional commuting feasible.

Our View
This detached three-bedroom bungalow for sale in Gowdall presents a practical layout, garden, parking with garage, and EV charging, in a village setting with access to green spaces, walking routes and nearby transport links

Don't delay book your viewing today!

Entrance Hall

Study/Family Room
11'3" x 7'5" (3.43m x 2.26m)

Lounge
24'5" x 15'5" (7.44m x 4.7m)

Kitchen Dining Room
18'3" x 8'11" (5.56m x 2.72m)

Utility Room
8'11" x 4'10" (2.72m x 1.47m)

Bathroom
8'11" x 5'8" (2.72m x 1.73m)

Bedroom One
15'9" x 13'6" (4.8m x 4.11m)

Ensuite Shower Room
6'3" x 3'3" (1.9m x 1m)

Bedroom Two
11'9" x 11' (3.58m x 3.35m)

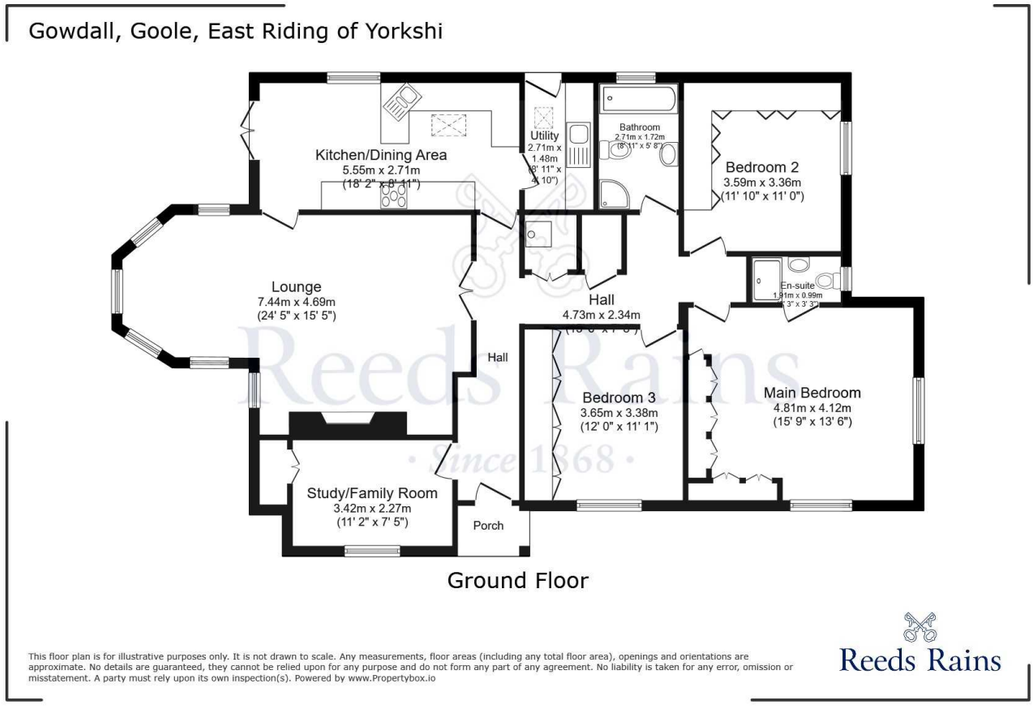
Bedroom Three
12' x 11'1" (3.66m x 3.38m)

For full EPC please contact the branch.

External
The property is very deceiving from the front and has a long driveway down the side leading to the garage and parking. The front garden is mainly laid to lawn with flower borders. The rear garden is also mainly laid to lawn with well stocked flower borders and there is a block paved path leading from the garage/parking area to the block paved patio and the doors into the dining kitchen.

Garage
Having an up and over door. To the side of the garage there is space for a caravan/Motorhome

Floorplan



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

Reeds Rains

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Other important information which you will need to know about this property can be found at reedsrains.co.uk