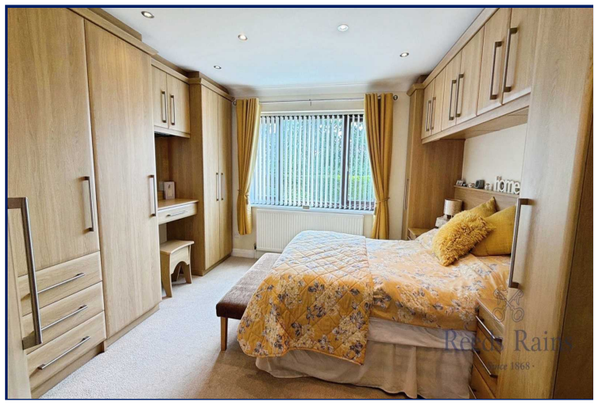




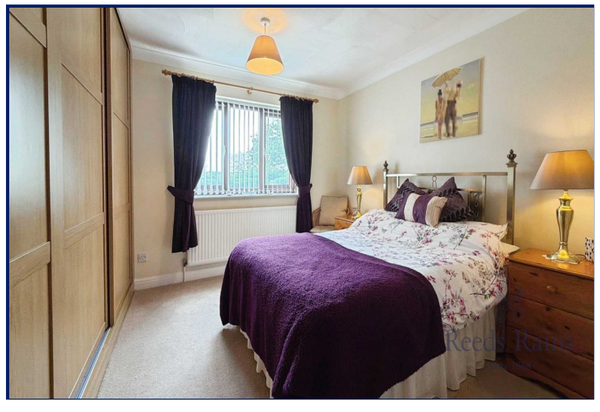












2 Copper Beech Drive, Doncaster Road, Whitley, Goole, North Yorkshire, DN14

Offers Over: £400,000
Freehold

Reeds Rains

reedsrains.co.uk

The Property Ombudsman

2 Copper Beech Drive, Doncaster Road, Whitley, Goole, North Yorkshire, DN14

Council Tax Band: E
EPC Rating: TBC

Reeds Rains Selby are delighted to offer for sale this individual detached bungalow, which occupies a select position in the village of Whitley, offering two reception rooms, an en-suite to the main bedroom, a single garage, and easy access to schools, green spaces, local amenities and strong road and rail links.

Main Description
Offered for sale in the sought-after village of Whitley, this well-presented three-bedroom detached bungalow offers spacious and versatile accommodation, complemented by generous gardens and delightful open views across neighbouring fields.

The accommodation comprises two well-proportioned reception rooms, providing flexible living and entertaining space. The principal lounge is filled with natural light thanks to its large windows, creating a bright and welcoming atmosphere. A separate reception room enjoys direct access to the rear garden, seamlessly connecting the indoor and outdoor living spaces.

The property offers three well-sized bedrooms, all benefiting from fitted wardrobes. The principal bedroom is a generous double and features the added luxury of an en-suite shower room. The second bedroom is also a comfortable double with fitted wardrobes, while the third bedroom provides further built-in storage and is ideal as a guest room, home office or additional bedroom. The bungalow is further served by a family bathroom and a separate WC, adding practicality for everyday living.

Externally, the property is approached via a generous driveway providing ample off-road parking for multiple vehicles, together with a well-maintained front garden that creates an attractive first impression. A single garage offers secure parking or useful additional storage.

To the rear, a superb-sized garden enjoys an enviable open aspect across neighbouring fields, offering an excellent degree of privacy and a wonderful setting for outdoor living. Thoughtfully arranged with a variety of seating and entertaining areas, the garden is perfect for relaxing or hosting family and friends. A summerhouse completes this impressive outdoor space, providing a versatile retreat suitable for a range of uses.

Combining spacious accommodation, excellent outdoor space and a desirable village location, this attractive bungalow presents an ideal opportunity for a variety of purchasers seeking single-storey living in a peaceful rural setting.

Location
Whitley is well placed for access to surrounding towns and amenities. Nearby green spaces and countryside walks are easily reached, offering opportunities for outdoor recreation. Families will appreciate the selection of nearby schools serving the area, with primary and secondary options available in surrounding villages and in Goole and Knottingley.

Public transport links are accessible, with nearby stations at Knottingley, Whitley Bridge and Goole providing services towards Leeds, Wakefield, Doncaster and Hull. Typical journey times from Goole to Leeds are around 40–45 minutes by train, with services to Doncaster in approximately 25–30 minutes. Road connections are strong, with access to the M62 placing Leeds and Hull within reasonable driving distance for commuting or leisure.

Local amenities, including shops, cafés and everyday services, can be found in nearby villages and in Goole town centre, which offers supermarkets, retail facilities and further leisure options. This detached bungalow provides single-storey living in a location with access to schools, green spaces and transport links.

Our View
What potential this Fantastic bungalow with large spacious rooms makes, with its versatile space for many types of buyers.
Situated in a sought after location of Whitley this house is not to be missed.
With open views - garage- and scope this property is surely going to be of high demand

Don't delay book a viewing today to fully appreciate the accommodation on offer!

Entrance Porch

Entrance Hall

WC

Lounge
17'3" x 11'9" (5.26m x 3.58m)

Dining Room
12'3" x 11' (3.73m x 3.35m)

Kitchen
12' x 11' (3.66m x 3.35m)

Utility Room
9'6" x 7'11" (2.9m x 2.41m)

Bedroom One
13' x 12'9" (3.96m x 3.89m)

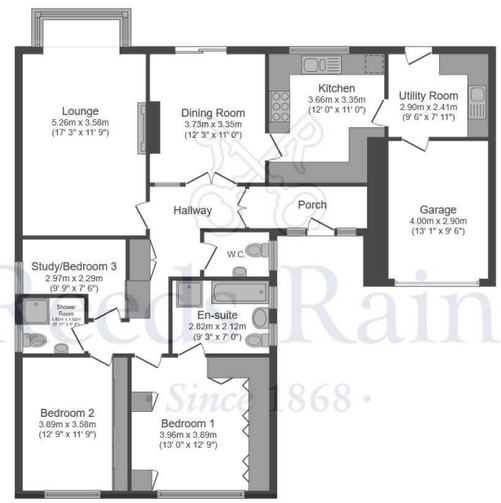
Ensuite Bathroom
9'6" x 6'11" (2.9m x 2.1m)

Bedroom Two
12'9" x 11'9" (3.89m x 3.58m)

Shower Room

For full EPC please contact the branch.

Whitley, Goole, North Yorkshire



Floor Plan

Total floor area: 129.5 sq.m. (1,394 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

Reeds Rains

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