



£225,000

2 Bedroom Semi-Detached Bungalow for sale  
12 CHURCH LANE, CARLTON, GOOLE





## Overview

Fantastic bungalow in the village of Carlton. Extended and recently renovated throughout. Two double bedrooms, sun room, summer house and garage. Impeccable decor throughout.



## Key Features

- Extensively Renovated Bungalow
- Ideal For Downsizers and First-Time Buyers
- Private, Secure, South-Facing Garden
- Quiet Village Location
- Extended With Additional Reception Room
- Decorated To Impeccable Standards
- Large Summer House
- Garden Store & Off-Street Parking
- Council Tax Band B
- Close To Local Bus Routes





This high-quality bungalow will delight anyone looking for a spacious, single-storey home in the heart of one of the most sought-after villages in the area.

With views of the nearby church, this is a home that has been recently renovated with care and to impeccable standards.

Visitors will enter the property through a large, solid-roofed sun room, which is an extension of the original property. With extensive windows and skylights, this is a room that can act as the heart of the house as a relaxing space all year round. It is a versatile space that can be purposed as a dining room, additional lounge or study, depending on the requirements of the next owner.



Heading further into the house, you will enter the kitchen area that has recently been opened up and completely renovated to create a greater feeling of space. This is a kitchen that can be enjoyed as a social space as much as it can for its more practical purpose. It has an abundance of preparation space and storage to meet the needs of the chef in the house, preparing regular meals or catering for special occasions.

The spacious lounge at the front of the house has dimensions suitable for any configuration of sofa set and, like the rest of the house, benefits from the natural light that large windows provide.

The house bathroom has, like the kitchen, been recently renovated and boasts a double-width, walk-in shower.

The two bedrooms are both sizeable doubles, decorated in a calming, neutral style. One of the bedrooms benefits from a large, folding patio door opening out directly into the private, secure garden - Ideal for opening up to the elements on a relaxing, sunny Summer morning.

Outside, the south-facing garden has been designed to ensure maximum privacy and comfort. The garden also hosts a fantastic, timber-built summer house with power and lighting. An ideal space to use as a home office if required, or simply a tranquil space to enjoy a good book.

The property also has a sizeable garden store and off-street parking for multiple vehicles as well as security gates. For dog owners, the garden has been designed to prevent your four-legged friend from attempting to escape!

Perfectly located in the desirable village of Carlton, this property offers excellent access to local schools, amenities, and transport links. The local supermarket is just a couple of minutes away. Those needing to commute will appreciate the close proximity to the M62 and easy access to York, Goole, and Selby. Direct train services from local stations provide convenient routes to Leeds, London, Manchester, Hull, and beyond.

Whether you're looking to downsize, looking for your first home, or seeking a low-maintenance, ready-to-enjoy property, this modern-style bungalow on Church Lane is sure to tick all the boxes. Book your viewing now and discover the perfect blend of comfort, style, and convenience.

**Kitchen**

17' 1" x 12' 1" (5.21m x 3.69m)

**Lounge**

14' 8" x 14' 5" (4.49m x 4.40m)

**Garden Room**

18' 0" x 8' 10" (5.51m x 2.70m)

**Bedroom 1**

10' 9" x 8' 10" (3.30m x 2.70m)

**Bedroom 2**

13' 2" x 8' 10" (4.02m x 2.70m)

**Bathroom**

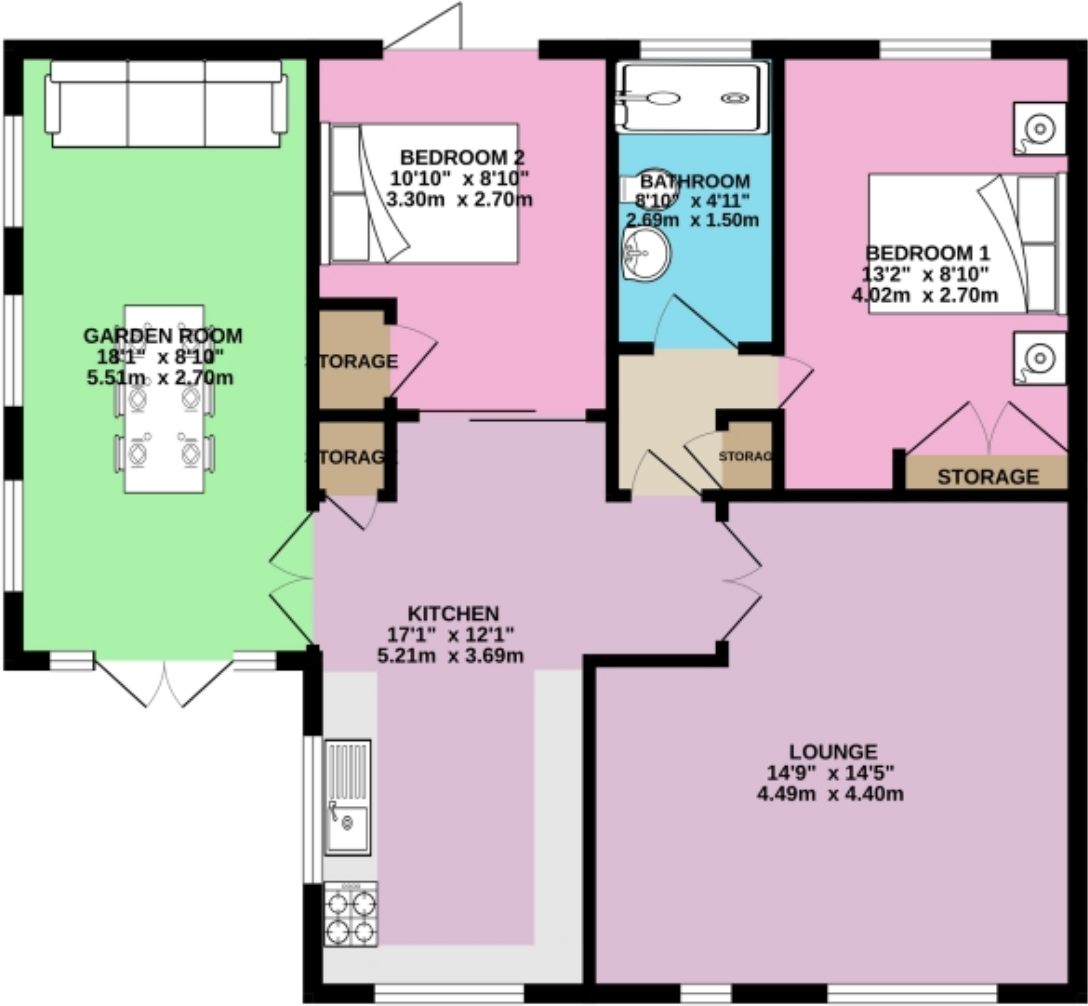
8' 9" x 4' 11" (2.69m x 1.50m)

**Summer House**

7' 2" x 7' 2" (2.20m x 2.20m)

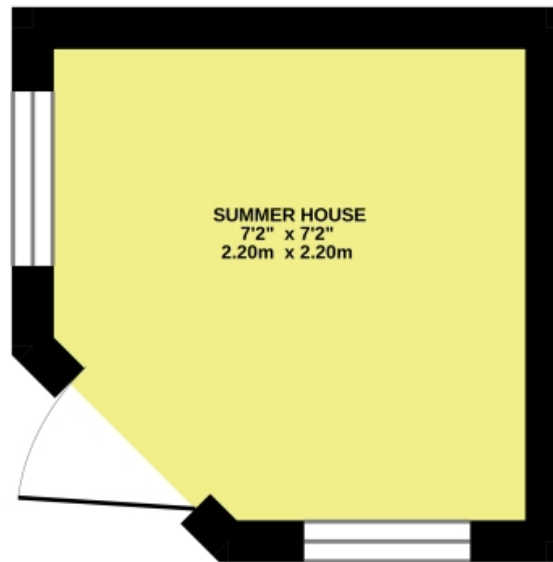
# Floorplans

GROUND FLOOR  
835 sq.ft. (77.6 sq.m.) approx.



# Floorplans

SUMMER HOUSE  
48 sq.ft. (4.5 sq.m.) approx.



# Floorplans

SUMMER HOUSE  
46 sq.ft. (4.3 sq.m.) approx.



GROUND FLOOR  
635 sq.ft. (58.8 sq.m.) approx.



TOTAL FLOOR AREA : 883 sq.ft. (82.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



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