



Burlington Crescent Goole DN14 5EG

£65,000

- First Floor Apartment
- Two Bedrooms
- Modern High Gloss Kitchen
- Open Plan Living Area
- Spacious Bathroom
- Independent Shower
- No Onward Chain
- EPC Rating TBC



91 Pasture Road **T. 01405 780 666**
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DN14 6BP **www.housesetc.co.uk**

Registered in England No 8047217 Registered Office: Suite One,
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PROPERTY SUMMARY

Housesetc Goole- Modern apartment, SPACIOUS BATHROOM, Upvc DG, MODERN HIGH GLOSS KITCHEN, no onward chain.

ENTRANCE

Upvc side entrance door with double glazed opaque insert leads into

KITCHEN AREA 11' 5" max x 9' 10" (3.48m x 3m)

Fully fitted modern kitchen with a good variety of white high gloss base units with stainless steel T-bar door and drawer furniture. Marble effect food preparation surfaces and good quality ceramic splash back tiling, single bowl stainless steel sink with mixer tap, stripped floor board effect floor covering, opening into

LIVING AREA 17' 1" max x 11' 3" max (5.21m x 3.43m)

With fitted carpet, recessed ceiling spot lights, smoke alarm, radiator, charming sloping ceiling and Upvc double glazed window with fitted Venetian blinds over looking the front.

INNER HALLWAY

With smoke alarm and doors leading off.

BEDROOM ONE 16' 8" x 11' 0" (5.08m x 3.35m)

With recessed ceiling spot lights, fitted carpet, radiator, charming sloping ceiling with Upvc double glazed window and fitted Venetian blind over looking the front.

BEDROOM TWO 13' 10" x 7' 1" (4.22m x 2.16m)

With fitted carpet, radiator and Upvc double glazed window to the front.

BATHROOM 11' 2" max x 9' 10" max (3.4m x 3m)

Spacious modern bathroom benefits from recessed ceiling

spot lights, stainless steel ladder style towel radiator, stripped floorboard effect floor covering, fitted with modern white suite comprising dual low level flush w.c, pedestal wash hand basin and panelled bath with contemporary effect fittings and co-ordinating ceramic splash back tiling. Independent step in shower cubicle with marble effect waterproof walling and mains fed shower. Upvc double glazed opaque window to the rear.

TENURE

The vendor has advised us that the property for sale is Leasehold, obviously this should be checked with your legal advisor prior to commitment to purchase.

HEATING & APPLIANCE

The Heating and Appliances have not been tested by Housesetc.

We would recommend that all the information that we provide regarding this property is verified by yourself. We do not inspect deeds and therefore any references to right of way etc need to be confirmed.

LOCATION

Leaving our office on Pasture Road turn left onto Boothferry Road, head over the railway crossing and follow the road round over the mini roundabout follow the road round to the right and the property is on the left hand side and can be identified by our Housesetc for sale board.

Council Tax:

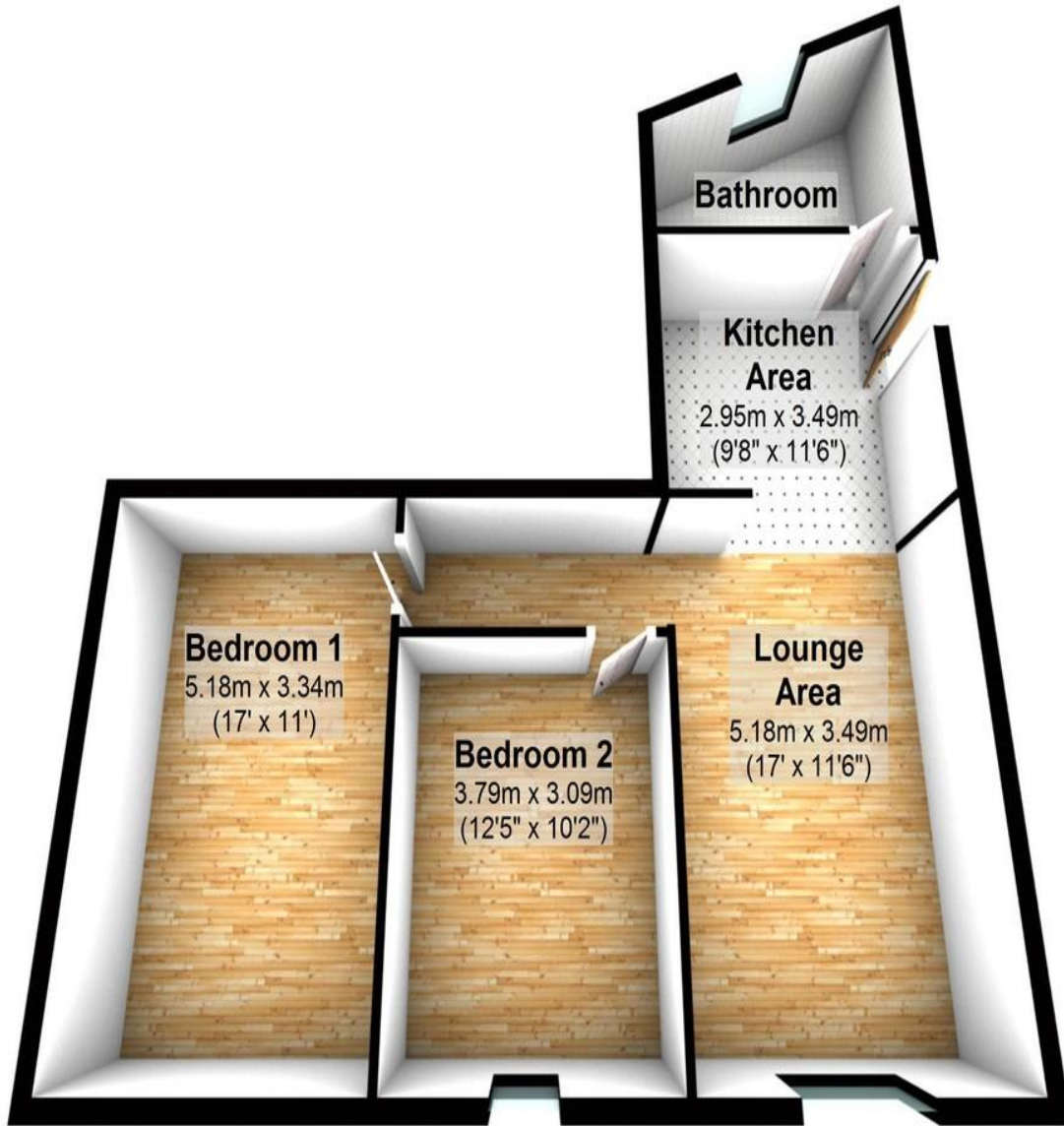


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Ground Floor



All floorplans and measurements are provided for information purposes only. Plans should not be scaled from or used as reference.
Plan produced using PlanUp.

