



Burlington Crescent Goole DN14 5EG

£79,995

- Renovated Cottage (2016)
- Two Bedrooms
- Modern Breakfast Kitchen
- Superb Modern Bathroom
- Upvc Double Glazing
- Choice of Gas or Biomass
- No Onward Chain
- EPC Rating TBC

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PROPERTY SUMMARY

Housesetc Goole- Expertly renovated cottage being ideally located for town centre and all amenities. The property benefits from Upvc DG, choice of gas or biomass CH, enclosed rear courtyard and is available with fitted carpets and no onward chain. Accessed via a secure side entrance gate, this charming cottage briefly comprises: modern breakfast kitchen, cloakroom, cellar with power & contemporary wall lights and lounge. To the first floor are two bedrooms and a superb house bathroom with modern white suite. Viewing is highly recommended.

ENTRANCE

Upvc side entrance door leads into

BREAKFAST KITCHEN 14' 2" avg x 11' 0" max (4.32m x 3.35m)

Fully fitted modern kitchen with a good variety of white high gloss wall and base units with stainless steel T-bar door and drawer furniture, granite effect food preparation surface and co-ordinating ceramic splash back tiling, single bowl stainless steel sink with contemporary style mixer tap, stainless steel chimney style extractor hood. Granite effect breakfast bar set on brushed chrome legs with co-ordinating ceramic splash back tiling, tiled flooring, recessed ceiling spot lights and smoke alarm, radiator, stairs rising to first floor accommodation, Upvc double glazed window to the rear and internal door leads into

GROUND FLOOR W.C 6' 7" x 3' 4" (2.01m x 1.02m)

Fitted with modern white dual low level flush w.c, pedestal wash hand basin with mixer tap and co-ordinating ceramic splash back tiling, electric extractor fan, radiator, stairs lead down to

CELLAR 12' 9" av x 12' 9"av (3.89m x 3.89m)

With six contemporary style wall mounted lights, power points and smoke alarm.

LOUNGE 12' 5" av x 14' 5" av (3.78m x 4.39m)

With modern wall mounted electric fire, fitted carpets, recessed ceiling spot lights, radiator and high level Upvc double glazed window to the front.

FIRST FLOOR ACCOMMODATION

STAIRS AND LANDING

Enclosed carpeted staircase with LED lighting, stripped timber handrail leads to landing with stained turned timber spindles and balustrade above, carpet, smoke alarm and internal doors leading off.

BEDROOM ONE 10' 9" av x 14' 7" av (3.28m x 4.44m)

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

BEDROOM TWO 13' 6" ma x 8' 2" (4.11m x 2.49m)

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

BATHROOM 10' 11" max x 6' 1" (3.33m x 1.85m)

Superb contemporary style house bathroom with marble effect waterproof walling and matching ceiling with recessed ceiling spot lights, electric extractor fan, stainless steel ladder style towel radiator and contemporary white suite comprising rectangular vanity wash hand basin set in double unit concealed dual low level flush w.c, panelled bath with mixer tap, fitted shower screen and mains fed shower. Upvc double glazed opaque window to the front.



EXTERNAL

FRONT & REAR

To the front of the property is a secured timber entrances gate and alleyway which leads to side entrance door.

To the rear is a fully enclosed zero maintenance courtyard garden.

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:

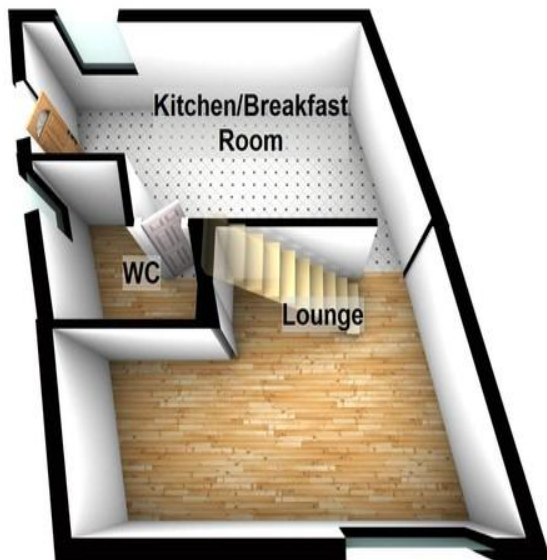




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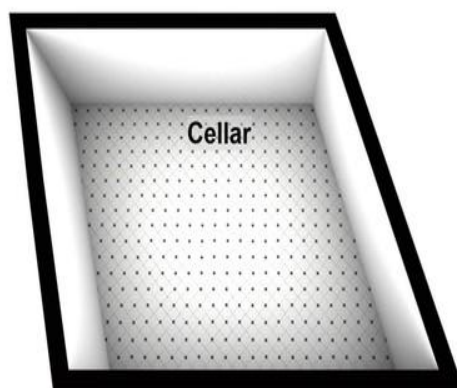
Ground Floor



First Floor



Basement



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

