



# Mill View Court Goole DN14 5DT

£100,000

- Semi Det Bungalow
- 2 Beds With Robes
- Kitchen With Appliances
- Tiled Shower Room
- Upvc DG & Gas CH
- Multi Vehicle Parking
- No Onward Chain
- EPC Rating C

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### PROPERTY SUMMARY

Housesetc Goole- Available with immediate vacant possession, this smartly presented semi detached bungalow is ready to move in. Situated on a private lane, the property benefits from gas CH, Upvc DG, multi vehicle parking, enclosed & lawned front garden and low maintenance rear garden with 2 timber storage sheds. The accommodation comprises: modern cottage style kitchen with integrated appliances, two bedrooms with built in wardrobes, good quality tiled shower room. Viewing is highly recommended.

### ENTRANCE

Upvc side entrance door with oval opaque stained and leaded glass insert leads into

### KITCHEN 9' 9" x 8' 9" (2.97m x 2.67m)

Fully fitted cottage style kitchen finished in cream with Gothic style door furniture and banker style drawer handles, block effect food preparation surfaces and co-ordinating ceramic splash back tiling. Integrated fridge and freezer, double Kenwood electric oven and four ring gas hob above with filter hood. Coloured 1 & 1/2 bowl sink with antique effect mixer tap, plumbing for automatic washer, tile effect floor covering and ceramic tiled walls to dado rail height. Coving to the ceiling, radiator and Upvc double glazed window with fitted venetian blind to the front.

### INNER HALLWAY 6' 5' 3" x 0' (1.91m x 0m)

With laminate wood flooring, access to roof void via pull down ladder which is fully boarded and carpeted and has light, coving to the ceiling and internal doors leading off.

### LOUNGE 13' 6" max x 9' 7" (4.11m x 2.92m)

With feature timber Adam style fire surround incorporating marble effect base and raised hearth housing electric fire, good quality laminate wood flooring, coving to the ceiling,

radiator and Upvc double glazed window with fitted vertical blinds overlooks the front garden.

### BEDROOM ONE 11' 9" x 9' 9" (3.58m x 2.97m)

With fitted double wardrobes finished in beech effect with mirrored doors having both hanging rail and storage shelving, coving to the ceiling, radiator and Upvc double glazed window to the rear.

### BEDROOM TWO 8' 9" x 8' 8" (2.67m x 2.64m)

With fitted wardrobes trimmed in light oak effect with twin mirrored doors providing both hanging rail and storage shelving, coving to the ceiling, laminate wood flooring, radiator and Upvc double glazed window overlooking the rear.

### SHOWER ROOM 6' 5" x 5' 3" (1.96m x 1.6m)

Modern shower room benefits from fully ceramic tiled walls with inset mosaic style dado rail and tiled flooring, with modern white suite comprising vanity wash hand basin with antique effect mixer tap set in white high gloss unit, dual low level flush w.c, step in double shower with fitted mains fed shower, electric extractor fan, radiator and Upvc double glazed opaque window to the side.

### EXTERNAL

#### FRONT

To the front of the property is a well presented and fully enclosed mature lawned garden with a combination of brick built perimeter wall, timber picket fencing, with generously stocked borders and ornamental street lamp, parking area leads to double wrought iron vehicular access gate and stripped paved driveway provides further off street parking

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with outside security light and storm porch to side entrance door.

#### REAR

To the rear is a low maintenance paved garden with outside security light, cold water supply and two timber storage sheds, being fully enclosed with good quality timber perimeter fencing, both storage sheds have the benefit of power and light.

#### TENURE

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

#### HEATING & APPLIANCES

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 over the railway crossing and right onto Mariners Street bear left at the fork turn onto Stanhope Street at the roundabout take the 2nd exit onto Carlisle Street at the bottom turn right onto Richard Cooper Street and then left onto Mill View Court, where the property is on the left hand side and can be identified by our Housesetc For Sale Board

Council Tax: A





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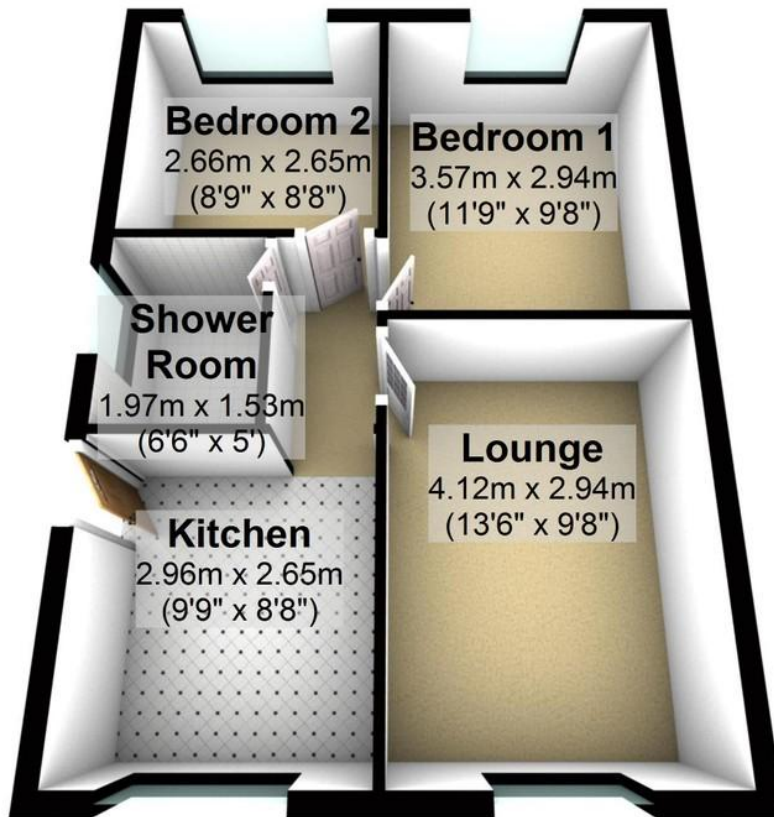
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## Ground Floor

Approx. 44.3 sq. metres (477.4 sq. feet)



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

Plan produced using PlanUp.

