



Park Road
Goole
DN14 8LQ

£185,000

- Detached Bungalow
- Two Double Bedrooms
- Converted Attic Space
- Spacious Dining Kitchen
- Modern Shower Room
- Upvc DG & Gas Combi
- Garage & Enclosed Garden
- EPC Rating D



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PROPERTY SUMMARY

Housesetc Airmyn- Traditional detached bungalow occupies a substantial plot located in a popular rural village whilst also benefiting from excellent links to the motorway network. The property benefits from off-street parking, garage, gardens stocked with fruit trees & shrubs, gas combi boiler and Upvc DG. The living accommodation comprises: entrance hallway, spacious dining kitchen, walk-in larder with cold shelf, lounge, two double bedrooms and modern shower room with white suite. Accessed via a pull down loft-ladder is a converted attic space with window & radiator.

ENTRANCE

Upvc side entrance door with double glazed opaque panelling leads into

ENTRANCE HALL

Spacious L shaped entrance hallway with coving to the ceiling, central heating radiator, access to roof void and internal doors leading off.

LOUNGE 17' 0" max x 11' 2" (5.18m x 3.4m)

Feature stone fireplace, timber mantel above and raised paved hearth houses real flame effect gas fire, coving to the ceiling, two central heating radiators, Upvc double glazed bay window with stained and leaded glass sky lights over looks the front garden.

DINING/KITCHEN 12' 0" x 10' 4" (3.66m x 3.15m)

Feature stone fireplace with raised hearth houses wall mounted gas fire, fire side tea cupboard and additional storage cupboard, central heating radiator, Upvc double glazed window to the side, archway leads into kitchen area, internal door leads into

PANTRY

Walk in pantry with useful fitted shelving, tiled floor, original cold shelf and Upvc double glazed window to the side.

KITCHEN 7' 6" x 14' 7" (2.29m x 4.44m)

Fitted kitchen with a range of wall and base units finished in oak effect with gothic style door and drawer furniture, marble effect food preparation surfaces and matching splash backs with ceramic tiled walls above to dado rail height. 1&1/2 bowl sink with contemporary style mixer tap, plumbing for automatic washing machine, stainless steel style extractor hood above, Upvc double glazed window with fitted window blinds to the rear and Upvc side entrance door with double glazed opaque stained and leaded glass insert leads to driveway.

BEDROOM ONE 11' 10" x 11' 1" (3.61m x 3.38m)

Benefits from coving to the ceiling, plaster ceiling rose, ceiling mounted fan light, central heating radiator, Upvc double glazed window to the rear.

BEDROOM TWO 10' 9" x 10' 4" (3.28m x 3.15m)

Coving to the ceiling, plaster ceiling rose, central heating radiator, Upvc double glazed window over looking the front garden.

LOFT SPACE 10' 3" x 15' max 0" (3.12m x 4.57m)

(Restricted headspace) Accessed via pull down loft ladder, charming converted loft space fitted with central heating radiator, exposed ceiling to the ceiling and Upvc double glazed dormer window with fitted vertical blinds to the side.

SHOWER ROOM 5' 6" x 7' 1" (1.68m x 2.16m)

Benefitting from fully ceramic tiled walls, modern shower



room benefits from high quality suite comprising dual level low level flush WC, vanity wash hand basin with contemporary style mixer tap set in white unit and independent step in quadrant shower cubicle with mains fed shower, central heating radiator, Upvc double glazed opaque window to the side.

onto Park Road where the property can be found on the left hand side and identified by our Housesetc for sale board.

Council Tax: C

EXTERNAL

FRONT

To the front of the property is a mature lawned garden with shrub hedge and well stocked borders with timber dividing fence including concrete posts and gravel boards, double wrought iron gates provides vehicular access to the side, the driveway provides multi vehicular off-street parking with two outside coach lights and outside security light. Side entrance doors and timber gates leads to

REAR

Lengthy driveway provides additional off-street parking, immediately behind the property is an aluminium greenhouse set on brick base whilst on the far side is a further aluminium greenhouse. The rear garden is split into sections and immediately behind the property is a paved patio area and raised planters leads to mature lawned garden with conifer edge and timber picket fencing and timber archway leading into vegetable garden containing a good variety of mature fruit trees. concrete driveway leads to

GARAGE

With up and over door and pedestrian access door to the rear.

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

From our offices on Pasture Road head towards Centenary Road take a left at the mini roundabout onto Centenary Road, at the end of the road turn right onto Airmyn Road, at the next roundabout take a left into Airmyn then turning left



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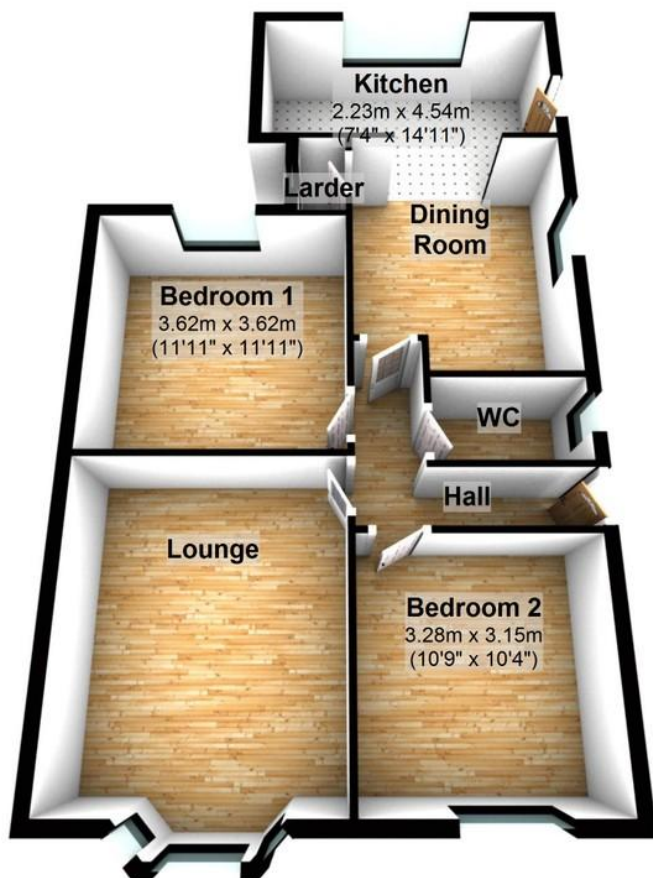
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Ground Floor



First 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.

