



Kent Road
Goole
DN14 6TD

£100,000

- End Terraced House
- Two Bedrooms
- Modern Dining Kitchen
- White Bath Suite (2016)
- Gas Combi & Upvc DG
- Parking & Gardens
- No Onward Chain
- EPC Rating E



91 Pasture Road
Goole
East Yorkshire
DN14 6BP
T. 01405 780 666
F. 01405 762 942
E. info@housesetc.co.uk
www.housesetc.co.uk

Registered in England No 8047217 Registered Office: Suite One,
Hedley Court, Boothferry Road, East Yorkshire, DN14 6AA

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PROPERTY SUMMARY

Housesetc Goole- Available with no onward chain, traditional property benefitting from enclosed rear gardens and front garden, driveway providing off street parking, Upvc DG and gas combi boiler. The living accommodation briefly comprises to the ground floor: entrance lobby, lounge and modern fitted kitchen. To The first floor are two bedrooms and a newly installed modern house bathroom. Viewing is highly recommended.

ENTRANCE

Upvc front entrance door with double glazed opaque arched insert leads into

ENTRANCE LOBBY

With stairs rising to first floor accommodation and attractive oak door leading off into

LOUNGE 13' 0" x 11' 6"max (3.96m x 3.51m)

With impressive feature fireplace incorporating raised timber hearth and raised timber mantel housing decorative alcove, central heating radiator and Upvc double glazed Georgian style bow window over looking the front. Internal door leads into

DINING KITCHEN 7' 9" x 15' 0" (2.36m x 4.57m)

Fully fitted modern dining kitchen with a good variety of cottage style wall and base units finished in cream with gothic style door and drawer furniture, block effect food preparation surfaces, plumbing for automatic washing machine and dishwasher. 1&1/2 bowl enamel sink with contemporary style mixer tap, tile effect Karndean flooring, ceiling mounted spotlights, space and plumbing for American style fridge freezer, central heating radiator, Upvc double glazed windows to both the side and rear, attractive oak door leads to under stairs storage cupboard whilst Upvc entrance door with double glazed opaque insert opens out to the side.

FIRST FLOOR ACCOMMODATION

STAIRS AND LANDING

Enclosed staircase with painted timber handrail leads to landing with Upvc double glazed window to the side, timber loft hatch leading to loft space and modern oak doors leading off.

BEDROOM ONE 12' 6" x 12' 0" (3.81m x 3.66m)

Spacious master bedroom having central heating radiator, Upvc double glazed Georgian style window to the front, modern timber door leads to walk-in storage cupboard fitted with both hanging and storage shelving also housing gas combination boiler.

BEDROOM TWO 8' 5" x 8' 7"max.57m x 2.62m)

Ceiling mounted spotlights, central heating radiator and Upvc double glazed window over looking the rear garden.

BATHROOM 5' 5" x 6' 2" (1.65m x 1.88m)

Newly installed with good quality ceramic tiled walls fitted with modern white suite comprising dual low level flush WC, pedestal wash hand basin, panelled bath with mixer tap and telephone style shower attachment and Upvc double glazed opaque window to the rear.

EXTERNAL

FRONT

To the front of the property is a good quality timber fence incorporating concrete posts and gravel boards leading to mature garden with timber dividing fencing incorporating concrete posts and gravel boards. Concrete driveway provides off street parking, path leads to front door with



storm porch and courtesy coach light and timber pedestrian access gate leading to the rear.

SIDE

To the side of the property is a concrete hard standing area and door leading into kitchen.

REAR

The rear of the property is predominantly laid to lawn, good quality timber perimeter fencing incorporating concrete posts and gravel boards. To the rear of the garden is a raised timber decking area with pergola above, good sized timber storage unit, outside light and cold water supply.

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

Heading down Boothferry Road towards Goole turn right onto Dunhill Road, then turn right onto Marcus Street then the second left onto Kent Road where the property is on the right hand side and can be identified by our Housesetc for sale board.

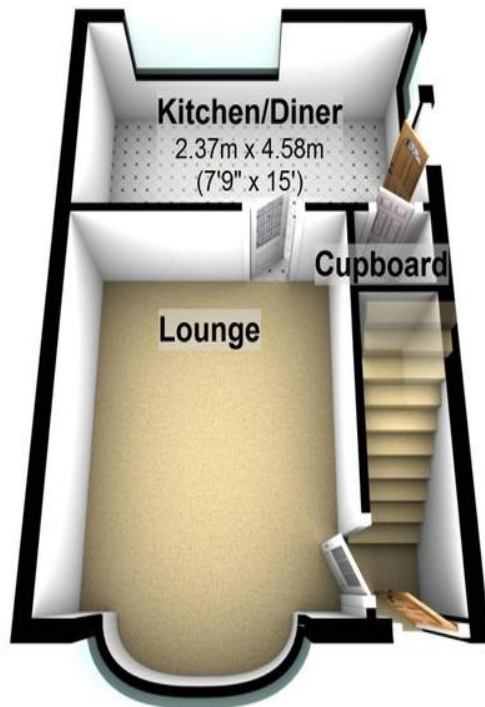
Council Tax: A





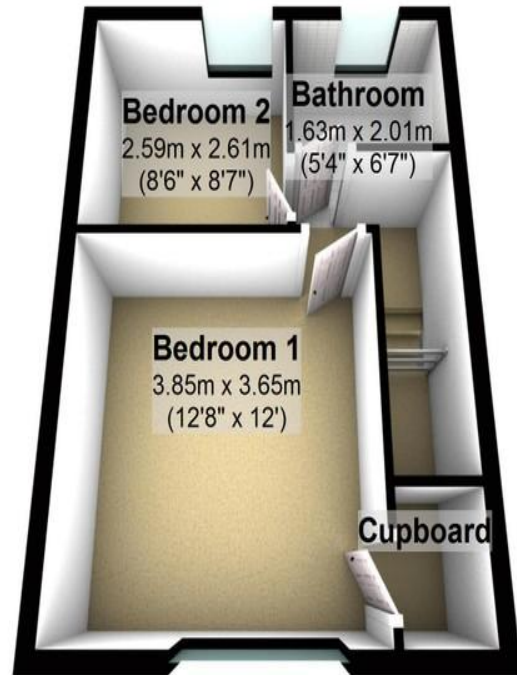
Ground Floor

Approx. 30.5 sq. metres (328.6 sq. feet)



First Floor

Approx. 30.8 sq. metres (331.7 sq. feet)



Total area: approx. 61.3 sq. metres (660.3 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.

