



Westminster Court Goole DN14 6NP

£110,000

Offers Invited

- Semi Detached House
- 2 Beds with Wardrobes
- Superb Breakfast Kitchen
- Tiled White Bathroom
- Brick Garage & Drive
- Gardens Front & Rear
- No Chain
- EPC Rating D



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Registered in England No 8047217 Registered Office: Suite One,
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'...WE LOVE SELLING HOUSES' PROPERTY SUMMARY

Housesetc Goole- Smartly presented semi detached property in a cul de sac location available with no chain. The property has Upvc DG, soffits & fascias, gas CH, detached brick built garage, lengthy driveway and gardens to front & rear. The accommodation comprises to the groundfloor: entrance lobby, lounge and superb breakfast kitchen. To the first floor are two good size bedrooms both with fitted wardrobes plus integral storage and tiled bathroom with white suite & electric shower. Viewing recommended.

GROUND FLOOR ACCOMMODATION

ENTRANCE Upvc front entrance door with double glazed opaque and leaded insert leads into

ENTRANCE LOBBY With coving to the ceiling, useful shelved storage cupboard, central heating radiator and courtesy light. Painted timber door leads into

LOUNGE 15' 10 max" x 11' 7 max" (4.83m x 3.53m) With contemporary brushed steel effect trim feature fire place with flame coal effect gas fire, coving to the ceiling, central heating radiator, stairs rising to first floor accommodation and Georgian style Upvc double glazed window with fitted vertical blinds to the front. Internal door leads into

BREAKFAST KITCHEN 9' 10" x 11' 6" (3m x 3.51m) Fully fitted modern breakfast kitchen with a good variety of shaker style wall, base and display units finished in beech effect with stainless steel style door and drawer furniture, marble effect food preparation surfaces and breakfast bar with coordinating splash back tiling, single bowl stainless steel sink with mixer tap, plumbing for automatic washing machine, stripped floorboard effect floor covering, ceiling mounted spotlights, stainless steel chimney style extractor hood, central heating radiator, coving to the ceiling, Upvc double glazed window with fitted vertical blind overlooking the rear garden and Upvc rear door with opaque insert leads out onto the rear.

FIRST FLOOR ACCOMMODATION

STAIRS AND LANDING Turning staircase leads to landing which benefits from attractive coving to the ceiling, central heating radiator, Upvc double glazed Georgian style window to the side and internal doors leading off.

BEDROOM ONE 9' 10" x 11' 7 max" (3m x 3.53m) Good sized fitted slide robe wardrobes with twin mirrored doors providing hanging rail and storage shelving, good sized integral shelved storage cupboard, central heating radiator, coving to the ceiling and Upvc double glazed window provides excellent views to the rear.

BEDROOM TWO 12' 8 max" x 8' 5 max" (3.86m x 2.57m) Benefits from double fitted slide robe with mirrored doors incorporating both hanging rail and storage shelving, additional integral storage cupboard housing gas combination boiler, central heating radiator, coving to the ceiling and Upvc double glazed Georgian style window to the front.

BATHROOM 7' 5" x 4' 11" (2.26m x 1.5m) Beautifully presented house bathroom benefits from fully ceramic tiled walls with inset dado rail, stainless steel ladder style towel radiator, electric extractor fan, Upvc double glazed Georgian



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style opaque window to the front and white suite comprising low level flush W.C., pedestal wash hand basin and panelled bath with Gainsborough electric shower over.

EXTERNAL

FRONT AND SIDE To the front of the property is a open plan lawned garden with paved walkway leading to front door with courtesy lighting. To the side of the property is a concrete driveway providing multi vehicle off street parking.

REAR Detached brick built garage with up and over door having the benefit of both power and light connected. Immediately behind the property is a concrete patio area with outside lights and cold water supply leading to mature lawned garden enclosed with timber perimeter fencing incorporating concrete posts and gravel boards to the sides. To the rear of the garage is a further paved patio area.

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 AND 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 head over the mini roundabout where the road name changes to Westfield Avenue. Turn right on to Newclose Lane and follow the road where the road name changes to Coniston Way and then the road name changes to Mayfield. Turn right on to Westminster Court where the property is on the left hand side and can be identified by our Housesetc for sale board.

Council Tax: A



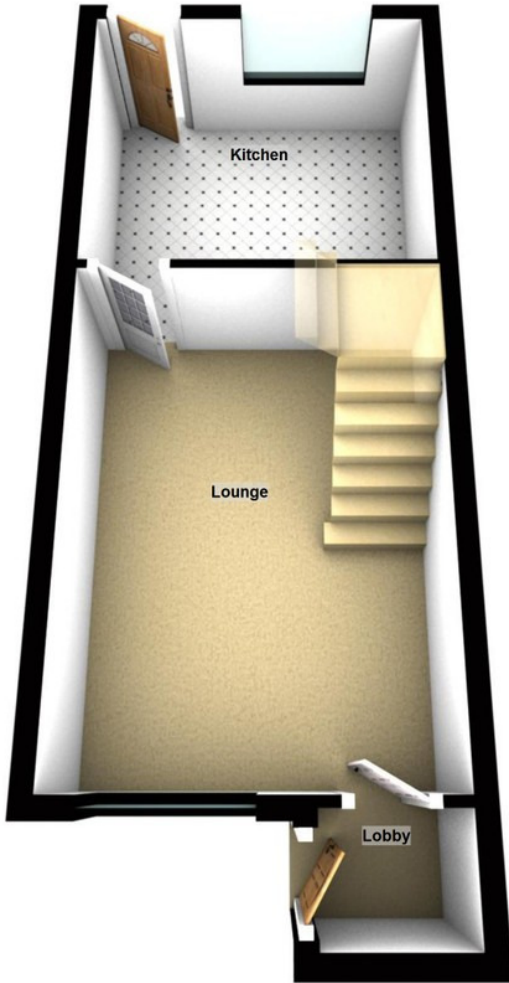


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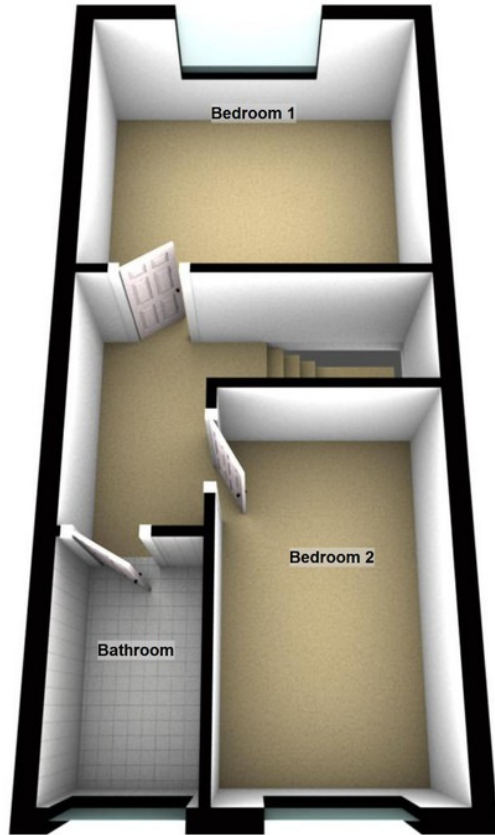
Ground Floor

Approx. 29.1 sq. metres (313.2 sq. feet)



First Floor

Approx. 27.7 sq. metres (298.1 sq. feet)



Total area: approx. 56.8 sq. metres (611.3 sq. feet)

