



Captains Close Goole DN14 6AB

£130,000

- Semi Detached House
- 2 Bedrooms
- Modern Dining Kitchen
- Ground Floor W.C
- Upvc Double Glazing
- Modern White Bathroom
- No Onward Chain
- EPC Rating TBC



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PROPERTY SUMMARY Housesetc Goole- Modern semi detached house benefiting from Upvc DG, gas combination boiler, rear garden. The accommodation comprises of: lounge, fully fitted dining kitchen with appliances and W.C to the ground floor. To the first floor are two bedrooms and a modern house bathroom with good quality white suite including bath with shower over. Viewing advised, no onward chain.

ENTRANCE

Upvc front entrance door with twin opaque double glazed inserts leads into

HALLWAY

With radiator, stairs rising to first floor accommodation and door leading into

LOUNGE 14' 1" x 10' 9" max (4.29m x 3.28m)

With coving to the ceiling, central heating radiator, Upvc double glazed bay window, modern gas fire with pebble insert and marble effect back and raised hearth, under stairs storage cupboard and internal door leading into

DINING KITCHEN 11' 2" x 9' 9" (3.4m x 2.97m)

Modern fitted dining kitchen with a variety of wall and base units with under lighting finished in dark wood, marble effect food preparation surfaces and co-ordinating splash backs, stainless steel bowl sink with mixer tap, central heating radiator, ceiling mounted spotlights, integrated cooker with four ring gas hob and dishwasher. Upvc double glazed window to the rear and internal door leading into

REAR LOBBY 6' 1" min x 4' 5" (1.85m x 1.35m)

With vinyl flooring running through from kitchen, central heating radiator, Upvc double glazed door leading to rear garden and internal door leading into

GROUND FLOOR W.C 4' 9" x 3' 9" (1.45m x 1.14m)

With low level flush WC, pedestal wash hand basin, central heating radiator and vinyl flooring running through from rear lobby.

FIRST FLOOR ACCOMODATION

STAIRS & LANDING

Enclosed staircase leading to landing with access to roof void and doors leading off.

BEDROOM ONE 12' 4" x 14' 0" max (3.76m x 4.27m)

With central heating radiator, stairs storage cupboard housing central heating gas boiler with shelving and two Upvc double glazed windows to the front.

BEDROOM TWO 11' 3" x 8' 7" (3.43m x 2.62m)

With central heating radiator and Upvc double glazed window to the rear.

BATHROOM

Three piece white suite comprising of white panelled bath with mixer tap with shower over, dual low level WC, pedestal wash hand basin, shaver point, electric fan, ceiling mounted spot lights, mosaic tiles to walls with vinyl dark flooring. Stainless steel ladder style towel radiator and Upvc double glazed opaque window to the rear.

EXTERNAL

FRONT

To the front of the property is a concrete pathway with three steps leading up to doorway with courtesy coach light, lawned garden to the right and pebbled area to the left with



pathway access leading to the rear.

REAR

To the rear of the property is a pedestrian access gate which leads into the rear garden which is majority stoned, pathway to the side, timber perimeter fencing and timber access gate 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

Leaving our office on Pasture Road head over the mini roundabout onto Westfield Avenue which leads onto Rutland Road, turn right at the bottom onto Carr Lane and then right onto Captains Close where the property is on the left hand side and can be identified by our Housesetc for sale board.

Council Tax: B





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