



Chiltern Road
Goole
DN14 6HS

£79,995

- Terraced House
- Two Bedrooms
- Spacious Dining Kitchen
- Bathroom with Shower
- Upvc Double Glazing
- Gas Central Heating
- Enclosed Rear Gardens
- EPC Rating D



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

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

WHY HOUSESETC?

Multi 5 star rated, award winning professional qualified & accredited. Visit www.housesetc.co.uk, our easy-to-use, responsive website offers useful hints & tips for buyers & sellers which could help save you £1000's, including: viewing guides, local school, transport & crime information, additionally there is a useful 'Feedback' section which now carries scores of video testimonials.

Please follow us on Social media where we aim to keep you entertained and updated with the very latest property news & views, as well as posts of all our 'new' & 'reduced price' properties and much much more.

Register now for 'Priority Property Alerts', don't miss out on your dream home.

If you have a property to sell, book your FREE valuation appointment now!

Many thousands of agents including Housesetc are advertising their new & exclusive properties with OnTheMarket.com first, to see these properties set up an instant alert today and you'll automatically receive an email detailing properties that match your requirements.

PROPERTY SUMMARY

Housesetc Goole- Well presented property benefits from Upvc DG, gas CH, well presented front garden and good sized enclosed rear gardens with patio & lawn. The living accommodation comprises briefly: entrance lobby, lounge and good sized dining kitchen. To the first floor are two bedrooms and bathroom with electric shower over. Viewing recommended.

ENTRANCE

Good quality composite front entrance door with double glazed opaque insert leads into

ENTRANCE LOBBY

Having central heating radiator, cloak hanging, smoke alarm, stripped floorboard effect floor covering, stairs rising to first floor accommodation and internal door leading off into

LOUNGE 13' 0" x 11' 8" max (3.96m x 3.56m)

With feature timber Adam style fire surround housing wall mounted gas fire, laminate wood flooring, coving to the ceiling and decorative dado rail. Upvc double glazed window with fitted window blinds over looks the front garden and internal door leads into

DINING KITCHEN 7' 9" x 14' 11" (2.36m x 4.55m)

Fully fitted kitchen with a range of wall and base units finished in timber effect, single bowl stainless steel sink with mixer tap, marble effect food preparation surfaces and co-ordinating ceramic splash back tiling. Central heating radiator, plumbing for automatic washing machine, coving to the ceiling, ceiling mounted spot lights, useful under stairs storage cupboard with fitted shelving, twin Upvc double glazed windows with fitted blinds over looking the rear garden, composite rear door with double glazed opaque arched insert opens out into rear garden.

FIRST FLOOR ACCOMMODATION

STAIRS AND LANDING

Enclosed carpeted staircase with painted timber handrail leads to landing with smoke alarm and internal doors leading off.

BEDROOM ONE 12' 6" x 11' 8" max (3.81m x 3.56m)

With useful walk in storage cupboard and additional shelved storage cupboard, double central heating radiator and Upvc double glazed window with fitted window blinds over looking the front.

BEDROOM TWO 8' 5" x 8' 6" (2.57m x 2.59m)

With double central heating radiator and Upvc double glazed window with fitted roller blinds providing views over the rear garden.

BATHROOM 5' 5" x 6' 1" (1.65m x 1.85m)

With parquet effect floor covering, white suite comprising low level flush w.c, pedestal wash hand basin and panelled bath with fitted Galaxy electric shower and co-ordinating ceramic splash back tiling, access to roof void, double central heating radiator, Upvc double glazed opaque window with fitted blind over looking the rear.

EXTERNAL

FRONT

To the front of the property is a well presented and maintained predominately laid to lawn garden with shrub hedge and a collection of mature shrubs and trees. Timber pedestrian access gate and concrete walkway leads to front



door.

REAR

To the rear is a fully enclosed with good quality timber perimeter fencing incorporating concrete posts, outside security light and cold water supply. Immediately behind the property is a concrete patio area leading on to paved patio area and the remainder of the garden is predominately laid to lawn with gravel borders containing a variety of mature shrubs and trees. To the rear of the garden and available by separate negotiation is a substantial timber log cabin having the benefit of both power and light connected.

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 (including Burglar Alarms where fitted) 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 and then turn right onto Colonels Walk, turn left at the bottom onto Chiltern Road where the property is on the right hand side and can be identified by our Housesetc For Sale Board.

Council Tax: A



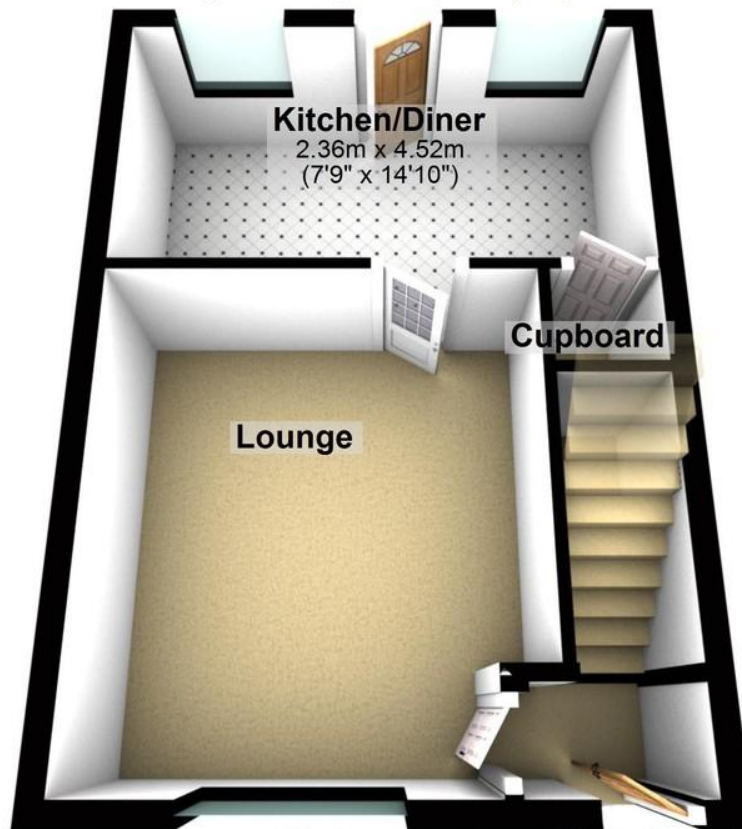


91 Pasture Road T. 01405 780 666
Goole F. 01405 762 942
East Yorkshire E. info@housesetc.co.uk
DN14 6BP www.housesetc.co.uk

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

Ground Floor

Approx. 29.1 sq. metres (313.6 sq. feet)



Total area: approx. 58.8 sq. metres (633.2 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.



First Floor

Approx. 29.7 sq. metres (319.6 sq. feet)

