



Burlington Crescent Goole DN14 5EQ

£75,000

- Inner Terraced House
- Sitting Tenant (£425pcm)
- Two Double Bedrooms
- Shaker-Style Kitchen
- Integrated Appliances
- White Bath Suite
- Gas Combi & Maj Upvc DG
- 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

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'...WE LOVE SELLING HOUSES' PROPERTY SUMMARY

Housesetc Goole- with sitting tenant (£425pcm). Inner terrace, majority Upvc DG, gas combi boiler, low maintenance forecourt. Accommodation comprises to groundfloor: entrance hall, two spacious reception rooms, modern shaker-style kitchen with integrated cooking appliances and lean-to entrance porch. To the first floor are two double bedrooms and a spacious bathroom with fitted white suite. Ideally situated for access to town centre and associated amenities.

GROUND FLOOR ACCOMMODATION

ENTRANCE Upvc front entrance door with double glazed opaque patterned insert and arched skylight leads into

ENTRANCE HALLWAY Spacious entrance hallway with attractive panelled walls to dado rail height, central heating radiator, stripped floorboard effect floor covering, coving to the ceiling and stairs rising to first floor accommodation. Internal door leads into

LOUNGE 11' 0" x 11' 2 max" (3.35m x 3.4m) With painted timber Adam style fire surround and complimentary raised hearth, coving to the ceiling, picture rail, central heating radiator and Upvc double glazed window to the front. Archway leads into

DINING ROOM 13' 0" x 12' 0" (3.96m x 3.66m) Spacious dining room with coving to the ceiling, dado rail, central heating radiator, useful under stairs storage cupboard and Upvc double glazed window to the rear. Step down into

KITCHEN 10' 5" x 7' 10" (3.18m x 2.39m) Fully fitted modern kitchen with a good variety of shaker style wall and base units with brushed chrome style door and drawer furniture, marble effect food preparation surfaces and complimentary splash backs, integrated electric oven and four ring gas hob with ceramic splash backs and stainless steel chimney style extractor hood, ceiling mounted spotlights, tile effect floor covering, single bowl stainless steel sink with contemporary

style mixer tap, plumbing for automatic washing machine, central heating radiator and timber framed Georgian style window to the side. Timber entrance door with opaque insert leads into

ENTRANCE PORCH 8' 4" x 7' 2" (2.54m x 2.18m) Timber entrance porch with timber door opening out into rear courtyard.

FIRST FLOOR ACCOMMODATION

STAIRS AND LANDING Enclosed staircase with painted timber handrail leads to split level landing with painted turned timber spindles and balustrade, access to roof void and internal doors leading off.

BEDROOM ONE 11' 1" x 15' 8 max" (3.38m x 4.78m) Spacious master bedroom with integral storage cupboard providing both hanging rail and storage shelving, picture rail, central heating radiator and Upvc double glazed window overlooking the front.

BEDROOM TWO 12' 0" x 10' 8 max" (3.66m x 3.25m) Second double bedroom with coving to the ceiling, picture rail, central heating radiator and Upvc double glazed window to the rear.



BATHROOM 10' 4" x 8' 5" (3.15m x 2.57m) Spacious bathroom fitted with modern white suite comprising dual low level flush W.C., pedestal wash hand basin with antique effect taps and ceramic splash back tiling, panelled bath with ceramic tiled splash backs, antique style mixer tap and shower mixer above, stainless steel ladder style towel radiator, integral storage cupboard housing gas combination boiler and Upvc double glazed opaque window to the side.

EXTERNAL

FRONT To the front of the property is a brick built perimeter wall with picket fence above and wrought iron pedestrian access gate leading to low maintenance concrete and paved forecourt.

REAR To the rear is a concrete shared access.

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 turn left at the roundabout on to Boothferry Road. Head over the railway line bearing left and keep straight on to Edinburgh Street. Turn left on to Lime Tree Avenue where Burlington Crescent and the property is on the right hand side and can be easily identified by our Housesetc for sale board.

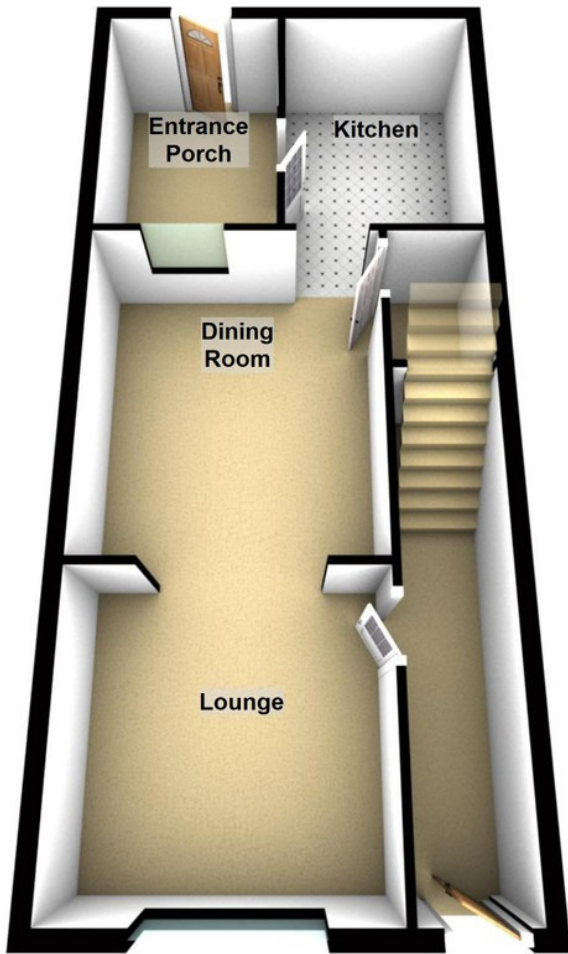
Council Tax: A





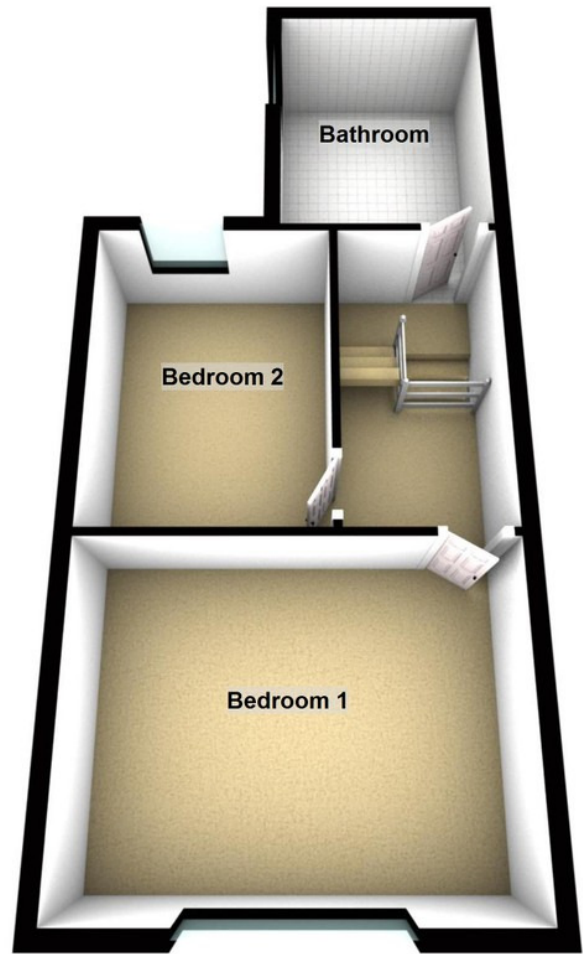
Ground Floor

Approx. 50.0 sq. metres (537.9 sq. feet)



First Floor

Approx. 43.4 sq. metres (467.3 sq. feet)



Total area: approx. 93.4 sq. metres (1005.2 sq. feet)

