



Malvern Road
Goole
DN14 6HU

£85,000

- Terraced House
- Two Bedrooms
- Contemporary Bathroom
- Spacious Kitchen
- Integrated Appliances
- Quality Conservatory
- Gardens & Parking
- EPC Rating C

91 Pasture Road
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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- Inner terraced house with good size enclosed rear gardens, off street parking, Upvc DG windows, gas combination boiler and conservatory. The accommodation comprises: To the groundfloor, entrance lobby, lounge, conservatory and spacious dining kitchen with integrated appliances. To the first floor are two bedrooms and a good quality house bathroom with a contemporary white suite.

GROUND FLOOR ACCOMMODATION

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

ENTRANCE LOBBY With good quality oak effect laminate wood flooring, stairs rising to first floor accommodation, coving to the ceiling and internal doors leading off.

LOUNGE 15' 9" x 11' 1 max" (4.8m x 3.38m) With contemporary box style fire surround incorporating marble effect back and raised hearth housing real flame effect gas fire with pebbled inserts, good quality oak effect laminate wood flooring running through from entrance lobby, coving to the ceiling, matching ceiling rose, double central heating radiator and Upvc double glazed window to the front. Upvc double glazed double doors open into

CONSERVATORY 12' 2" x 8' 0" (3.71m x 2.44m) Good quality conservatory consists of brick base with Upvc double glazed units and electric air conditioning system, oak effect laminate wood flooring, ceiling mounted fan light, power points and views over the rear garden.

KITCHEN 15' 9" x 11' 8 max" (4.8m x 3.56m) Fully fitted modern kitchen with a range of cream wall and base units with brushed chrome style door and drawer furniture, marble effect food preparation surfaces, single bowl coloured sink with contemporary style mixer tap, integrated double electric oven and four ring electric hob with stainless steel finish

chimney style extractor hood above, integrated refrigerator and freezer, integrated automatic washing machine, oak effect laminate wood flooring, useful under stairs storage cupboard, two double central heating radiators, wall mounted gas combination boiler, Upvc double glazed window to the front, two Upvc double glazed windows over looking the rear and timber rear door with opaque inserts leads into the rear garden.

FIRST FLOOR ACCOMMODATION

STAIRS AND LANDING Enclosed staircase with painted timber handrail leads to landing with access to roof void and stained timber doors leading off.

BEDROOM ONE 15' 9" x 10' 11 max" (4.8m x 3.33m) With integral storage cupboard, central heating radiator and Upvc double glazed window to both front and rear.

BEDROOM TWO 9' 9 max" x 11' 8 max" (2.97m x 3.56m) With double central heating radiator and Upvc double glazed window to the front.

BATHROOM 7' 4" x 5' 5" (2.24m x 1.65m) Modern contemporary house bathroom benefits from panelled bath with shower screen, contemporary style mixer taps and mains fed shower with coordinating ceramic splash back tiling, dual low level flush W.C., pedestal wash hand basin with contemporary mixer tap, ceramic tiled splash backs and

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wall mounted mirrored vanity unit, double central heating radiator, ceiling mounted spotlights, electric extractor fan and Upvc double glazed opaque window to the rear.

EXTERNAL

REAR To the rear of the property is a good size mature garden incorporating paved patio area leading onto lawned garden with storage units and timber perimeter fencing.

FRONT To the front of the property is a timber perimeter fence with matching timber pedestrian access gate and walkway with key block edging leading to front door leading to storm porch and courtesy coach light. To the side is a block paved parking area whilst the remainder of the garden is low maintenance with grey slate beds and paved circular centre piece with mature shrub hedge.

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 right on to Marlborough Avenue, follow the road around where the road name changes to Malvern Road where the property is on the right hand side and can be easily identified by our Housesetc for sale board.

Council Tax: A

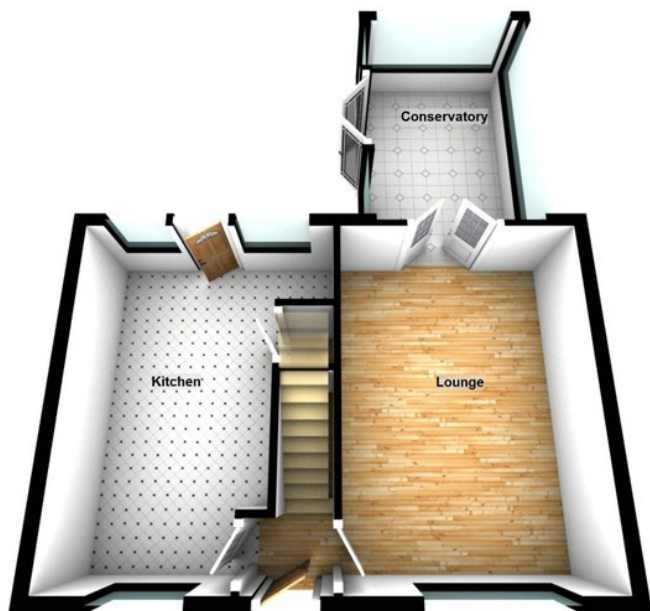




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Ground Floor
Approx. 43.0 sq. metres (463.3 sq. feet)



First Floor
Approx. 33.7 sq. metres (363.1 sq. feet)



Total area: approx. 76.8 sq. metres (826.4 sq. feet)

