



Hilda Street
Goole
DN14 6DS

£80,000

- Mid Terraced House
- 2 Double Bedrooms
- 2 Reception Rooms
- Refitted Kitchen (2015)
- Integrated Appliances
- Gas Combi & Upvc DG
- No Onward Chain
- EPC Rating C



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'...WE LOVE SELLING HOUSES' PROPERTY SUMMARY

Housesetc Goole- Available with no onward chain, updated in 2015 to include new kitchen & carpets throughout. The property benefits from gas combi boiler, Upvc DG, 2 good sized reception rooms, modern kitchen with integrated cooking appliances, groundfloor cloakroom, 2 double bedrooms and bathroom with white suite (accessed via bedroom). To the rear is a fully enclosed courtyard garden.

GROUND FLOOR ACCOMMODATION

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

ENTRANCE HALLWAY Spacious entrance hallway with coving to the ceiling, dado rail, central heating radiator, stairs rising to first floor accommodation and internal doors leading off.

SITTING ROOM 12' 6" x 9' 1 max" (3.81m x 2.77m) With coving to the ceiling, modern wall lights, central heating radiator and Upvc double glazed window overlooking the front.

LOUNGE 13' 3" x 12' 4 max" (4.04m x 3.76m) With coving to the ceiling, central heating radiator, useful walk in under stairs shelved storage cupboard and Upvc double glazed window to the rear. Internal door leads into

KITCHEN 13' 1" x 6' 10" (3.99m x 2.08m) Modern fitted kitchen (2015) finished with a good variety of wall and base units finished in cream with brushed chrome style door and drawer furniture, block effect food preparation surfaces and good quality ceramic splash back tiling, single bowl stainless steel sink with mixer tap, integrated electric oven with ceramic hob and stainless steel chimney style extractor hood above, mosaic effect tiled flooring, recessed ceiling spotlights, coving to the ceiling, central heating radiator, plumbing for automatic washing machine, Upvc double

glazed window to the side and Upvc side entrance door with double glazed opaque insert. Bi-fold door leads into

GROUND FLOOR W.C./STORE ROOM 4' 0" x 6' 10" (1.22m x 2.08m) With white low level flush W.C. and Upvc double glazed opaque window to the side. Opens into store room with earthenware style tiled flooring, storage shelving and Upvc double glazed opaque window to the rear.

FIRST FLOOR ACCOMMODATION

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

BEDROOM ONE 12' 6" x 12' 4 max" (3.81m x 3.76m) With coving to the ceiling, central heating radiator and Upvc double glazed window to the front. Door leads into storage cupboard with fitted electric light and access to roof void via pull down loft ladder.

BEDROOM TWO 13' 3" x 12' 5 max" (4.04m x 3.78m) Having coving to the ceiling, central heating radiator and Upvc double glazed window overlooking the rear. Internal door leads into

BATHROOM 9' 6" x 6' 11" (2.9m x 2.11m) (Accessed through



Step down into bathroom fitted with white suite comprising pedestal wash hand basin with co-ordinating ceramic splash back tiling, low level flush W.C. and panelled bath with antique effect taps. Central heating radiator, wall mounted gas combination boiler and Upvc double glazed opaque fire escape window to the rear.

EXTERNAL

REAR To the rear is a fully enclosed mature courtyard style garden with brick built perimeter wall, outside light, cold water supply and timber pedestrian 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.

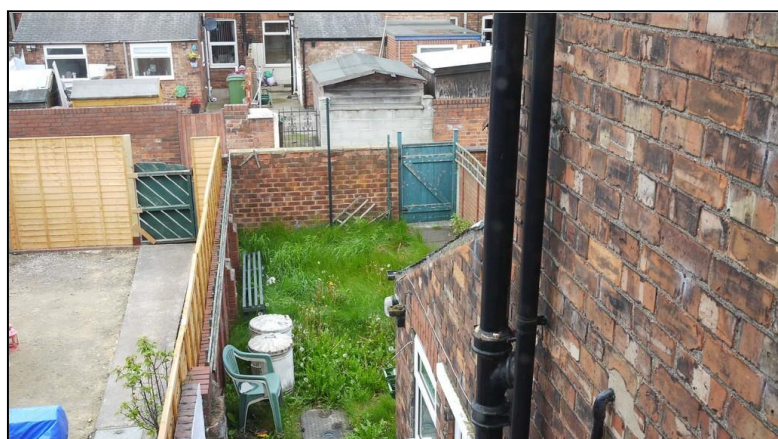
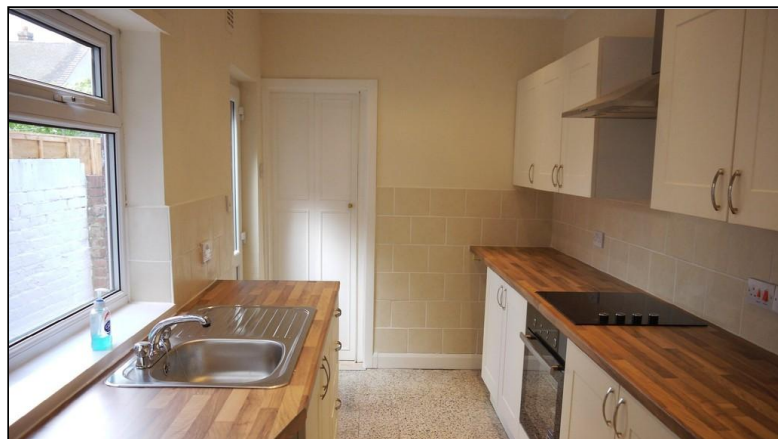
HEATING AND APPLIANCES The Heating and Appliances have not been tested by Housesetc.

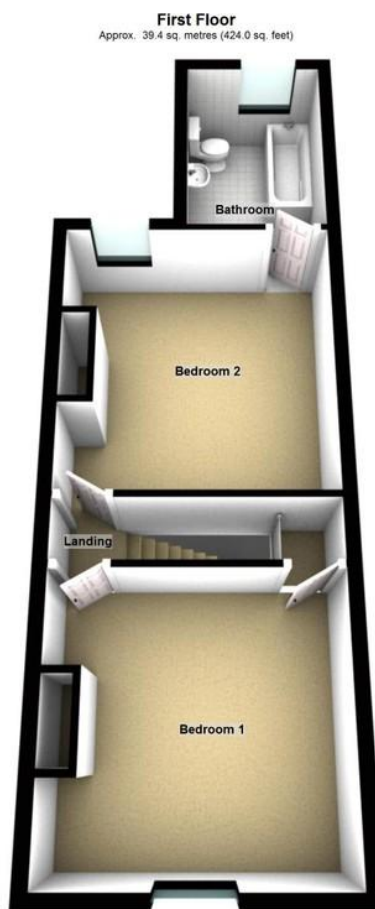
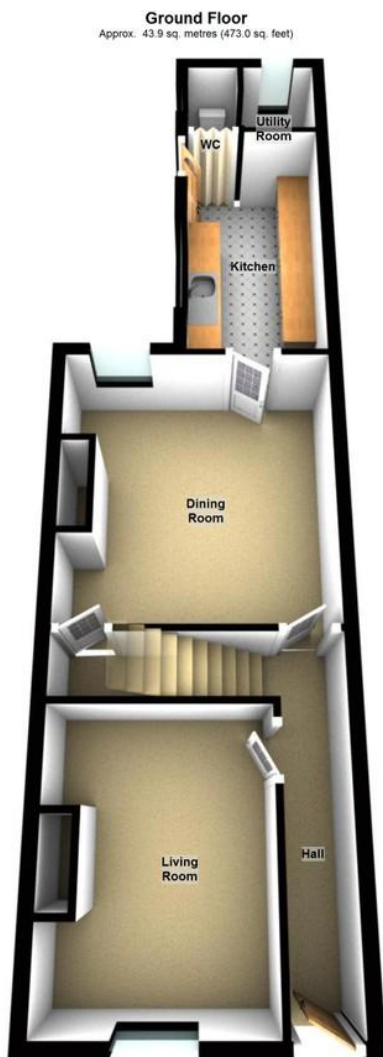
We would recommend that all the information that we provide regarding this property is verified by yourself. We do not inspect deeds and therefore any references to right of way etc need to be confirmed.

LOCATION Leaving our office on Pasture Road towards head over the mini roundabout and turn left on to Hilda Street where the property is on the right hand side and can be easily identified by our Housesetc for sale board.

Council Tax: A







All floorplans and measurements are provided for information purposes only. Plans should not be scaled from or used as reference.
Plan produced using The Mobile Agent.

