



Adeline Street
Goole
DN14 6DN

£87,500

- Inner Terraced House
- 2 Double Bedrooms
- 2 Reception Rooms
- Modern Fitted Kitchen
- Integrated Cooking Apps
- Superb Bathroom Suite
- Off Street Parking
- EPC Rating E



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PROPERTY SUMMARY

Housesetc Goole- Beautifully presented terraced house benefits from gas combi boiler, Upvc DG, good sized enclosed rear courtyard with off street parking and is ideally located for the town centre and associated amenities. The living accommodation briefly comprises to the ground floor: entrance hallway, dining room, sitting room, kitchen with cooking appliances and cloakroom/utility. To the first floor are two double bedrooms and a superb spacious house bathroom with modern white suite to include independent shower cubicle plus corner bath. Viewing is strongly recommended.

ENTRANCE

Upvc front entrance door with double glazed opaque panelled insert and matching sky light leads into

ENTRANCE HALLWAY

Spacious entrance hallway with picture rail, radiator, stairs rising to first floor accommodation and internal doors leading off.

DINING ROOM 12' 0" x 8' 11" (3.66m x 2.72m)

With ornamental alcove fireplace, coving to the ceiling, radiator, Upvc double glazed window with fitted vertical blinds to the front.

SITTING ROOM 13' 0" x 11' 11" (3.96m x 3.63m)

With feature modern box style fire surround with raised hearth housing electric fire with pebbled inserts finished in chrome effect, coving to the ceiling, ceiling mounted light, radiator, Upvc double glazed window with fitted vertical blinds to the rear, useful under stairs storage cupboard, internal door and step down into

KITCHEN 9' 0" x 7' 0" (2.74m x 2.13m)

Fully fitted modern kitchen with a good variety of timber effect wall and base units with brush chrome door and

drawer furniture, marble effect food preparation surfaces and co-ordinating brick effect ceramic splash back tiling to dado rail height. Slate tiled flooring, Stainless steel sink with mixer tap, integrated electric oven and four ring electric hob with stainless steel splash back and matching filter hood above. Radiator and Upvc double glazed window with fitted vertical blinds to the side and Upvc door with double glazed opaque insert opens out into the rear courtyard, internal door leads into

UTILITY / CLOAK ROOM 3' 7" x 7' 3" (1.09m x 2.21m)

With marble effect waterproof walling, Upvc panelled ceiling with ceiling mounted light, slate tiled flooring running through from the kitchen, wall and base units finished in white high gloss with stainless steel T-bar door furniture with marble effect work surface and plumbing and space for automatic washing machine below, Dual low level flush W.C., radiator, wall mounted gas combi boiler and Upvc double glazed window with fitted vertical blind 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 13' 1" x 12' 0" (3.99m x 3.66m)

Benefits with from coving to the ceiling, radiator, Upvc double glazed window with fitted vertical blinds to the rear and useful shelved storage cupboard, internal door and step down leads into

BATHROOM 13' 0" x 7' 0" (3.96m x 2.13m) (accessed via bedroom one)



Splendid high quality house bathroom with ceramic tiled walls with inset ceramic tiled dado rail, fitted with modern white suite comprising dual low level flush w.c, vanity wash and basin set in white high gloss double unit with contemporary style mixer tap and vanity mirror, corner bath and independent step in quadrant tiled shower cubicle fitted with Galaxy electrical shower. Radiator, ceiling mounted spot lights, electric extractor fan, Upvc double glazed windows to both side and rear.

BEDROOM TWO 12' 0" x 12' 0" (3.66m x 3.66m)

With coving to the ceiling, radiator, built in useful storage cupboard and Upvc double glazed window with fitted vertical and roller blinds to the front.

EXTERNAL

FRONT

To the front of the property is a low maintenance paved and pebbled forecourt with brick built perimeter wall and step up to front door.

REAR

To the rear of the property is a fully enclosed and spacious zero maintenance courtyard style garden with outside security light, paved patio area and raised circular brick edge flower bed, double timber gates provide vehicular access to off street parking.

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 & APPLIANCE

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

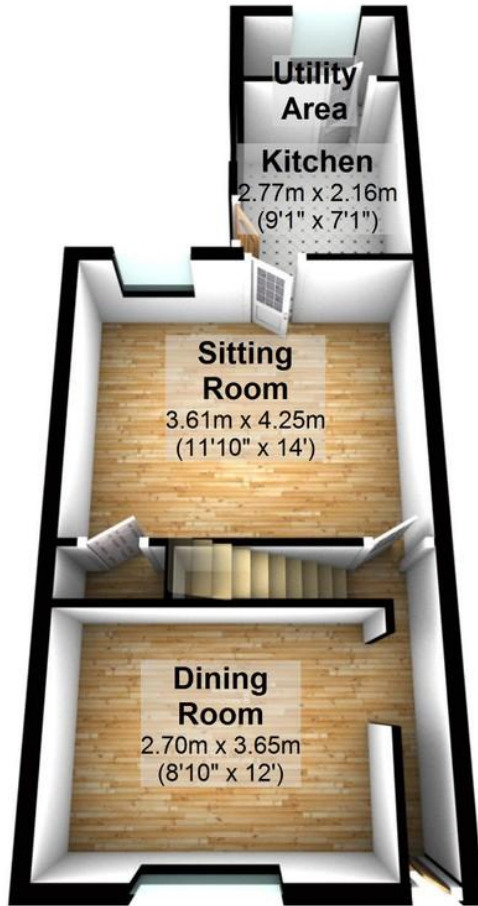
Leaving our office on Pasture Road turn left at the mini roundabout onto Centenary Road and then left again onto Adeline Street where the property is on the right hand side and can be identified by our Housesetc for sale board

Council Tax: A





Ground Floor



First Floor



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

