



Montrose Drive
Goole
DN14 5XX

£95,000

- Inner Terraced House
- Two Double Bedrooms
- Modern Dining Kitchen
- White Bath Suite
- Upvc DG & Gas CH
- Parking, Garage & Gardens
- No Chain
- EPC Rating D

91 Pasture Road **T. 01405 780 666**
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PROPERTY SUMMARY

Housesetc Goole- Available with no onward chain, smartly presented terraced property benefits from Upvc DG, gas CH, multi vehicle block paved drive, garage, front & rear gardens. The property briefly comprises: entrance lobby, spacious lounge and modern fitted dining kitchen. To the first floor are two double bedrooms and bathroom fitted with white suite and electric shower over. Viewing advised.

ENTRANCE

Upvc front entrance door with double glazed opaque insert leads into

ENTRANCE LOBBY

Useful entrance lobby with laminate wood flooring, cloak hanging and timber door leading into

LOUNGE 14' 4" min x 11' 8" (4.37m x 3.56m)

Spacious lounge benefits from decorative coving to the ceiling, double radiator, stairs rising to first floor accommodation and Upvc double glazed window over looking the front. Internal door leads into

INNER LOBBY

With fitted laminate wood flooring, useful under stairs storage cupboard and further door leading into

DINING KITCHEN 8' 11" x 11' 8" (2.72m x 3.56m)

Fully fitted modern dining kitchen with a good variety of wall and base units finished in timber effect with brushed chrome style door and drawer furniture. Marble effect food preparation surfaces and co-ordinating splash backs, integrated electric oven and four ring gas hob above, plumbing for automatic washing machine, 1 & 1/2 bowl stainless steel sink with mixer tap, ceiling mounted spot lights, double radiator, decorative coving to the ceiling, Upvc double glazed window to the rear and Upvc rear door with double glazed opaque insert.

FIRST FLOOR ACCOMMODATION

STAIRS AND LANDING

Carpeted staircase with painted timber handrail leads to landing with fitted laminate wood flooring, access to roof void and internal doors leading off.

BEDROOM ONE 8' 6" x 11' 7" (2.59m x 3.53m)

Benefits from fitted wardrobes and storage cupboards, laminate wood flooring, radiator and Upvc double glazed window to the front.

BEDROOM TWO 9' 0" x 11' 8" (2.74m x 3.56m)

With fitted laminate wood flooring, radiator and Upvc double glazed window over looking the rear.

BATHROOM

Fitted with white suite, comprising low level flush w.c, pedestal wash hand basin and panelled bath with mixer tap and telephone style shower attachment, marble effect waterproof walling, electric extractor fan, useful storage cupboard and radiator.

EXTERNAL

FRONT

To the front of the property is a multi vehicle block paved driveway with slate edgings with coniferous tree hedge, block paved walkway leads to front door.

REAR

To the rear of the property is a fully enclosed low maintenance garden, good quality timber perimeter fencing incorporating some concrete posts and concrete gravel



board, timber storage shed and small raised timber decking area. Paved patio leads to low maintenance slate area 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 & 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

From our office on Pasture Road turn left at the traffic lights, turn right after the railway crossing onto Mariner Street, bear left at the fork then left again onto Stanhope Street at the roundabout take the third exit onto North Street following the road around which becomes Hook Road, turn left onto Wentworth Drive and then right onto Bretton Avenue then Left onto Montrose drive where the property is on the right hand side and can be identified by our Housesetc for sale board.

Council Tax: A





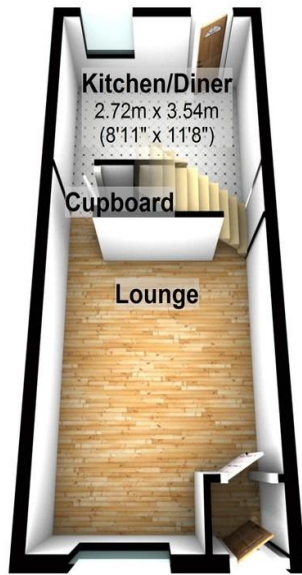
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Ground Floor

Approx. 28.5 sq. metres (307.0 sq. feet)



First Floor

Approx. 26.7 sq. metres (287.7 sq. feet)



Total area: approx. 55.2 sq. metres (594.7 sq. feet)

All floorplans and measurements are provided for information purposes only. Plans should be scaled from or used as reference.
Plan produced using PlanUp.

