



Adeline Street
Goole
DN14 6DN

£88,500

- Inner Terraced House
- Two Double Bedrooms
- Two Reception Rooms
- Fitted Breakfast Kitchen
- Gas Combi & Upvc DG
- Garage & Encl Gardens
- No Onward Chain
- EPC Rating D

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PROPERTY SUMMARY

Housesetc Goole- Available with no onward chain, well presented inner terraced house benefits from gas combi boiler, Upvc DG windows, garage and enclosed courtyard garden. The ground floor accommodation comprises: entrance lobby, lounge, sitting room and breakfast kitchen with integrated cooking appliances. To the first floor are two double bedrooms and a high quality bathroom with 'P' shaped bath and shower. Viewing highly recommended.

ENTRANCE

Timber front entrance door with glazed stained and leaded glass insert and opaque sky light leads into

ENTRANCE LOBBY

With internal door leading into

LOUNGE 12' 2" x 12' 2" max (3.71m x 3.71m)

With ornate fire surround incorporating marble effect back and raised hearth houses real flame coal effect gas fire, coving to the ceiling, twin wall lights, radiator and Upvc double glazed leaded window to the front. Stairs rising to first floor accommodation and internal door leads into

SITTING ROOM 13' 1" x 12' 2" max (3.99m x 3.71m)

With impressive feature fire place incorporating marble effect back and raised hearth houses gas fire, wall mounted plaster cornice with 3 fitted wall lights, radiator, useful understairs storage cupboard, Upvc double glazed leaded window to the rear and internal and step down leads into

BREAKFAST KITCHEN 12' 11" x 6' 11" (3.94m x 2.11m)

Fully fitted breakfast kitchen with a good variety of wall, base and display units finished in oak effect with granite effect work surfaces and breakfast bar, coloured 1 & 1/2 bowl sink with mixer tap, plumbing for automatic washing machine, integrated electric oven and four ring electric hob with filter hood above, parquet effect floor covering, coving

to the ceiling, double radiator, Upvc double glazed leaded window to the side and timber rear door with opaque glazed insert leads out to the rear.

FIRST FLOOR ACCOMMODATION

STAIRS AND LANDING

Enclosed staircase with painted timber handrail leads to landing with fitted wall light, access to roof void and internal doors leading off.

BEDROOM ONE 12' 2" x 12' 2" max (3.71m x 3.71m)

Benefits from coving to the ceiling, integral storage cupboard, radiator and Upvc double glazed leaded window to the front.

BEDROOM TWO 13' 0" x 12' 2" (3.96m x 3.71m)

Benefits from coving to the ceiling, shelved storage cupboard with cloak hanging, radiator, Upvc double glazed leaded window to the rear, internal door and step down into

BATHROOM 12' 1" max x 6' 11" max (3.68m x 2.11m)

With useful fitted shelved storage cupboard containing wall mounted gas combi boiler and radiator with double painted louvre doors. Fitted quality white suite comprising, dual low level flush W.C, pedestal wash hand basin with antique effect mixer tap and marble effect splash backs, 'P' shaped shower bath with fitted shower screen, mains fed shower and marble effect waterproof walling. Mosaic style floor covering, radiator, electric extractor fan and Upvc double glazed opaque leaded window to the rear.

EXTERNAL

FRONT

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To the front of the property is a pebbled forecourt with brick built perimeter wall and attractive wrought iron railings on top and matching wrought iron pedestrian access gate leading to the front door.

REAR

To the rear is a fully enclosed walled courtyard with paved walkway and outside cold water supply, outside security light which leads to paved and pebbled patio area, timber perimeter fencing and well stocked borders. To the rear is a concrete sectional garage with up and over door and personal access gate.

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

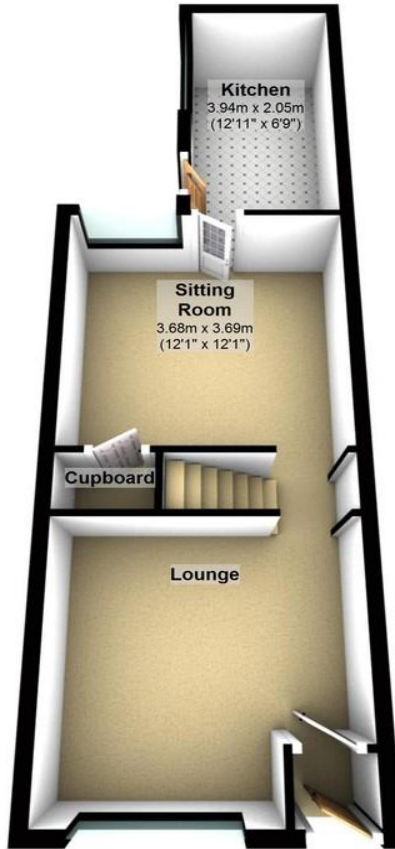
Council Tax: A





Ground Floor

Approx. 39.0 sq. metres (419.6 sq. feet)

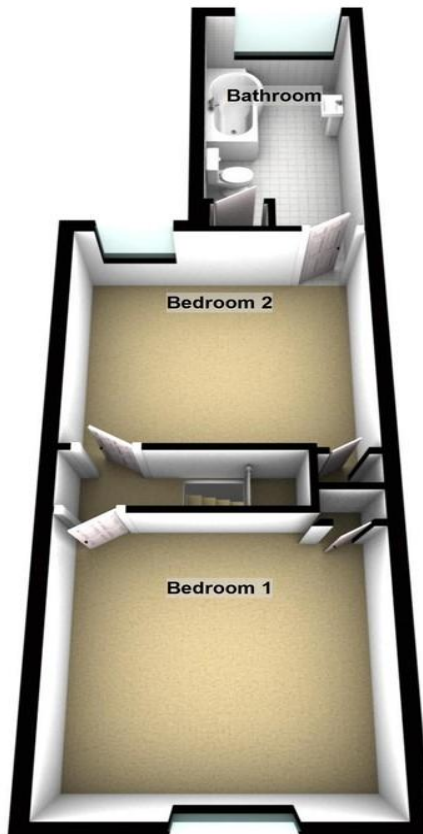


Total area: approx. 77.5 sq. metres (834.4 sq. feet)

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

First Floor

Approx. 38.5 sq. metres (414.8 sq. feet)



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