



Shaftesbury Avenue Goole DN14 6UX

£200,000

- Charming Detached Bungalow
- 3 Double Bedrooms
- Converted Attic Space
- Breakfast Kitchen
- Modern White Bath Suite
- Garage & Paved Drive
- Private Gardens
- EPC Rating D



91 Pasture Road **T. 01405 780 666**
Goole **F. 01405 762 942**
East Yorkshire **E. info@housesetc.co.uk**
DN14 6BP **www.housesetc.co.uk**

Registered in England No 8047217 Registered Office: Suite One,
Hedley Court, Boothferry Road, East Yorkshire, DN14 6AA

WHY HOUSESETC?

Visit www.housesetc.co.uk, our superb and easy-to-use website offers useful hints & tips for buyers & sellers which could save you £1,000's, including: viewing guides, satellite property searches, also see a selection of satisfied local clients, both buyers & sellers, on the 'feedback' section.

Please feel free to follow us on Facebook, Twitter, Google+ and YouTube by searching for 'Housesetc' where we aim to keep you updated with the very latest property news & views, all our 'new' & 'reduced price' properties and much more. We aim to keep you informed & entertained.

Register now for 'Priority Property Alerts', don't miss out your dream home.

If you have a property to sell, discover our proactive approach to sales by booking a FREE valuation and expert pre marketing appointment by either, telephone, email, social media or simply call into our office. Take advantage of our individual high quality marketing options, allowing you to choose the services you require and ensure that your property STANDS OUT from the crowd with high quality interactive video tours which include street view, map, 3D floor plans and full property particulars. We lead the others follow!

'...WE LOVE SELLING HOUSES' PROPERTY SUMMARY

Housesetc Goole- Charming & spacious detached bungalow with private gardens backing onto West Park available with immediate vacant possession. The property boasts gas combi boiler, double glazing, security alarm, extensive block paved drive provides multi vehicle parking & leads to detached garage. There are well presented gardens to the front, secluded rear gardens with outbuildings including outside W.C.. The accommodation briefly comprises spacious 26ft entrance hall, lounge, modern fitted breakfast kitchen with cooking appliances, three double bedrooms, modern white bathroom suite, additional WC, study/office with stairs leading to converted attic space.

ENTRANCE Upvc double glazed door with attractive etched arched double glazed insert and adjoining opaque side panels and sky lights lead into

ENTRANCE HALLWAY 0m x 0m) ("26'ft + Entrance Hallway") Benefits from coving to the ceiling, two radiators and internal doors leading off.

LOUNGE 22' 10" into bay x 12' 0" (6.96m x 3.66m) Spacious lounge featuring ornamental fire place with raised tiled hearth, coving to the ceiling, two radiators, recessed ceiling spot lights, double glazed timber framed opaque window to the side and walk in timber framed double glazed bay window over looking the front.

BREAKFAST KITCHEN 13' 0" x 11' 11"max (3.96m x 3.63m) Fully fitted modern breakfast kitchen with a good variety of wall and base units finished in cream with stainless steel style door and drawer furniture. Integrated double electric oven and four ring gas hob with filter hood above, plumbing for automatic washer and dryer, 1 & 1/2 bowl coloured sink with contemporary style mixer tap, marble effect food preparation surfaces and complimentary splash back tiling with matching two seater breakfast bar with tiled arched alcove. Integrated wine rack, wall mounted gas combi boiler, tile effect floor covering, ceiling mounted spot lights, radiator and Upvc double glazed window with fitted roller blinds to both side and rear and Upvc rear door with double glazed insert opens out into the rear garden.

BATHROOM 9' 5"max x 8' 1"max (2.87m x 2.46m) Fitted with modern white suite and contemporary style fittings comprises dual low level flush w.c, pedestal wash hand basin and panelled bath with co-ordinating ceramic splash back tiling, fitted Mira electric shower and shower screen, integral recessed medicine cupboard, radiator, tile effect floor covering, electric extractor fan, integral shelved storage cupboard with stained louvre door and internal radiator. Upvc double glazed opaque window with fitted roller blind to the rear.

ADDITIONAL W.C 3' 11" x 2' 10" (1.19m x 0.86m) Fitted with coloured suite comprising low level flush w.c, wall mounted wash hand basin with co-ordinating ceramic splash back tiling, tiling effect floor covering and electric extractor fan.

BEDROOM ONE 16' 6" into bay x 12' 0" (5.03m x 3.66m) Having coving to the ceiling, two radiators and walk in timber framed double glazed bay window over looking the front garden.

BEDROOM TWO 11' 2" x 11' 11" (3.4m x 3.63m) With coving to the ceiling, radiator and Upvc double glazed window to the side.

BEDROOM THREE 13' 0" x 11' 11" max (3.96m x 3.63m) Having coving to the ceiling, radiator and Upvc double glazed patio doors with fitted vertical window blinds opening

91 Pasture Road **T. 01405 780 666**
Goole **F. 01405 762 942**
East Yorkshire **E. info@housesetc.co.uk**
DN14 6BP **www.housesetc.co.uk**

Registered in England No 8047217 Registered Office: Suite One,
Hedley Court, Boothferry Road, East Yorkshire, DN14 6AA



into the rear garden.

STUDY 4' 11" x 11' 11" (1.5m x 3.63m) Benefitting from radiator, Upvc double glazed opaque window to the side and open tread stairs raising up to first floor accommodation.

FIRST FLOOR ACCOMMODATION

CONVERTED ATTIC SPACE 11' 9" max x 18' 0" max (3.58m x 5.49m) Useful converted loft space with fitted triple wardrobe providing both hanging rail and storage shelving, access to roof void and timber framed double glazed velux roof windows to either side.

EXTERNAL

FRONT & SIDE To the front of the property is a mature lawned garden with coniferous hedging and well stocked borders, block paved walkway leading to the front door with charming arched storm porch with courtesy light and tiled flooring.

To the side is a lengthy block paved driveway providing multi vehicle off street parking with courtesy coach lights and leads to detached garage and timber pedestrian access gate leads to the rear.

DETACHED GARAGE Detached brick built garage with up and over door and pedestrian door to the rear.

REAR To the rear of the property is a private mature lawned garden with timber perimeter fencing and a vast array of mature shrubs, plants and trees, outside security light and stepped paved and concrete patio area, brick built outside W.C. and additional brick built storage unit, timber pedestrian access door lead into garage. Behind the garage is a further paved patio area. This charming private garden backs onto the gardens of West Park.

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 left onto Centenary Road , left at the top and immediately right onto

Park Avenue and then right again onto Shaftesbury Avenue where the property is on the right hand side and can be identified by our Housesetc For Sale Board.

Council Tax: D



...we lovesellinghouses

housesetc™



91 Pasture Road
Goole
East Yorkshire
DN14 6BP

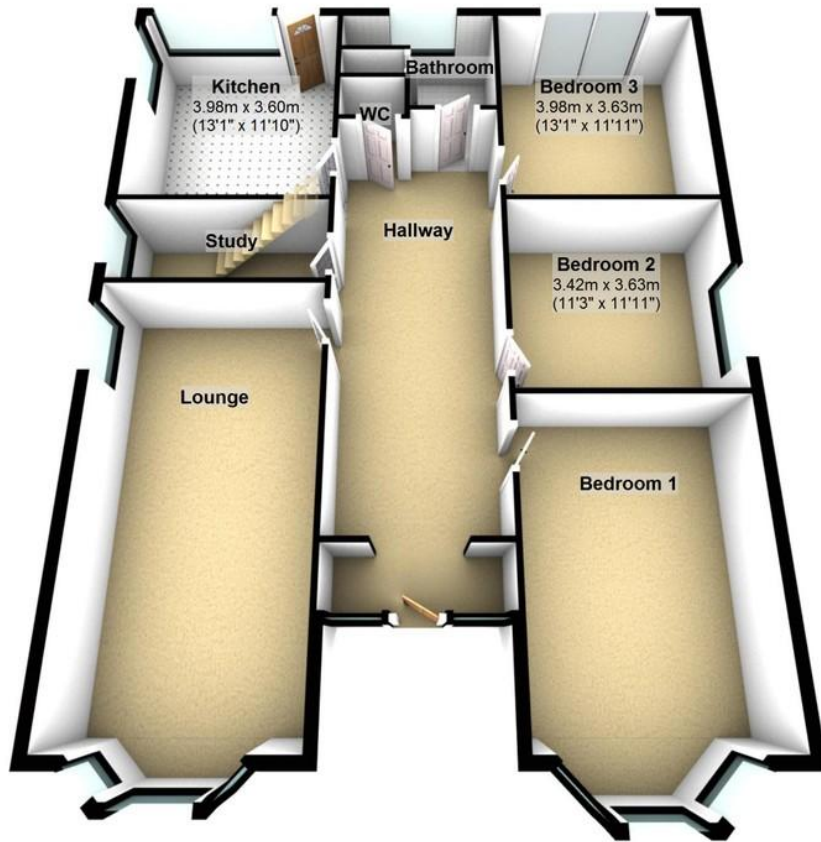
T. 01405 780 666
F. 01405 762 942
E. info@housesetc.co.uk
www.housesetc.co.uk

Registered in England No 8047217 Registered Office: Suite One,
Hedley Court, Boothferry Road, East Yorkshire, DN14 6AA



Ground Floor

Approx. 126.5 sq. metres (1361.9 sq. feet)



First Floor

Approx. 19.8 sq. metres (212.8 sq. feet)



Total area: approx. 146.3 sq. metres (1574.7 sq. feet)

