



Westparkside
Goole
DN14 6XN

£250,000

- Detached Bungalow
- 3 Double Bedrooms
- Spacious B'fast Kitchen
- Utility Room & WC
- Quality Tiled Bathroom
- Shower & Corner Bath
- Private Gardens & Parking
- EPC Rating D



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PROPERTY SUMMARY

Housesetc Goole- Located in a well regarded residential location, this beautiful detached bungalow benefits from gas CH, Upvc DG, soffits & fascias, multi vehicle parking, garage, security system and enclosed private rear gardens with substantial timber summer house. Accommodation comprises: entrance hall, dining room/snug, spacious, modern breakfast kitchen, utility, cloakroom, 3 double bedrooms and high quality tiled bathroom with corner bath & shower. No chain.

Upvc front entrance door with double glazed opaque leaded glass insert and matching floor to ceiling side panelling leads into

ENTRANCE HALLWAY

Benefits from Karndean style flooring, coving to the ceiling, dado rail, recess ceiling spotlights, hard wired smoke alarm with battery backup, central heating radiators and internal doors leading off.

DINING ROOM/SNUG 11' 11" x 9' 11" (3.63m x 3.02m)

With Karndean style flooring through from hallway, coving to the ceiling, central heating radiator, Upvc double glazed bow window over looking the front, internal doors leads into

BREAKFAST KITCHEN 15' 2" x 9' 2" (4.62m x 2.79m)

Fully fitted modern breakfast kitchen with a good variety of White high gloss wall and base units with brushed chrome style drawer and door furniture, marble effect food preparation surfaces and co-ordinating ceramic splash back tiling, integrated larder style fridge freezer, microwave and dishwasher. 1&1/2 bowl stainless steel sink with contemporary style mixer tap and separate spray attachment, separate breakfast bar, tile effect Karndean

style flooring, central heating radiator, recess ceiling spotlights, coving to the ceiling, Upvc double glazed window provides excellent views over the rear garden, internal door leads into

UTILITY ROOM 8' 5" max x 9' 0" max (2.57m x 2.74m) With Karndean style tile effect flooring running through from kitchen fitted with White wall and base units, single bowl stainless steel sink with mixer tap, plumbing for automatic washing machine and dryer, coving to the ceiling, central heating radiator, Upvc double glazed window to the rear and Upvc rear door with opaque insert opens up onto the rear garden and internal doors leading off.

WC 4' 8" x 4' 10" (1.42m x 1.47m)

With tile effect laminate wood flooring, ceramic tiled walls to dado rail height, fitted white low level WC, electric extractor fan and coving to the ceiling.

CONVERTED GARAGE/OFFICE 6' 9" x 9' 1" (2.06m x 2.77m)

With fitted carpet, power and telephone points, wall mounted central heating boiler, internal timber window and internal door leads to the front of garage/storage space.

LOUNGE 15' 1" x 12' 4" max (4.6m x 3.76m)

With fitted marble effect feature fireplace and raised hearth houses electric fire with pebbled insert trimmed in brush chrome effect, ceiling mounted light and twin mounted wall lights, coving to the ceiling, central heating radiators, Upvc double glazed patio doors opening out onto the rear garden.

BEDROOM ONE 13' 10" max x 11' 10" (4.22m x 3.61m)

Fully fitted modern bedroom with a good supply of fitted wardrobes which include hanging rails and over head storage



cupboards, eight drawer dressing table with vanity mirror, coving to the ceiling, recess ceiling spotlights, central heating radiator and Upvc double glazed window provides excellent views over the rear garden.

BEDROOM TWO (CURRENTLY DINING ROOM) 12' 8" x 9' 10" (3.86m x 3m)

Spacious second bedroom with recess ceiling spotlights, coving to the ceiling, central heating radiator and Upvc double glazed window to the front.

BEDROOM THREE 13' 0" x 7' 9" (3.96m x 2.36m)

With a good variety of high quality fitted wardrobes including down lights and fitted with hanging rail and storage shelving, matching twin bedside cabinets, laminate wood flooring, central heating radiator and Upvc double glazed window to the front.

BATHROOM 7' 7" x 6' 1" (2.31m x 1.85m) Fully fitted

modern bathroom benefits from high quality ceramic tiled walls and modern white suite comprising of concealed low level flush WC, vanity wash hand basin set in double unit with antique effect taps, corner bath with antique effect taps, independent double step-in shower cubical with mains fed shower with antique effect tap, recess ceiling spotlights, stainless steel ladder style towel radiator and Upvc double glazed opaque window with fitted roller blind to the side.

FRONT To the front of the property is a concrete driveway providing multi vehicular off street parking leading to garage(converted to storeroom) with up and over door, the remainder of the front is pebbled providing additional multi vehicular parking, stripped paved walk way leads to storm porch with outside courtesy coach light and step up to front door.

REAR The rear garden is accessed via either side of the property and is secured with wrought iron and timber pedestrian access gates. The rear garden is predominantly laid to lawn and fully enclosed with good quality timber perimeter fencing along with conifer and shrub hedging, stepping stones which lead to a block paved patio area with feature curved wall and steps leading up to the rear. To the lower garden is a good quality timber perimeter summer house with both power and light and outside security light. Steps lead up to the rear garden with raised timber decking area providing stunning views to the rear whilst beneath is a secure compound secure timber storage shed ideal for keeping pets, the top of the garden is fitted with mains fed garden lights and additional power supply.

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 & 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

From our office on Pasture Road head towards the mini roundabout and take the first left onto Centenary Road, follow the road all the way down to the bottom then at the T junction turn right onto Airmyn Road then take the first left onto Westparkside and follow the road down to the bottom where the property is situated and can be identified by our Housesetc sale board.

SIGNATURE

I confirm that I have checked all the details in these particulars and they are correct in all respects.

Signed _____ Date _____

Council Tax: D



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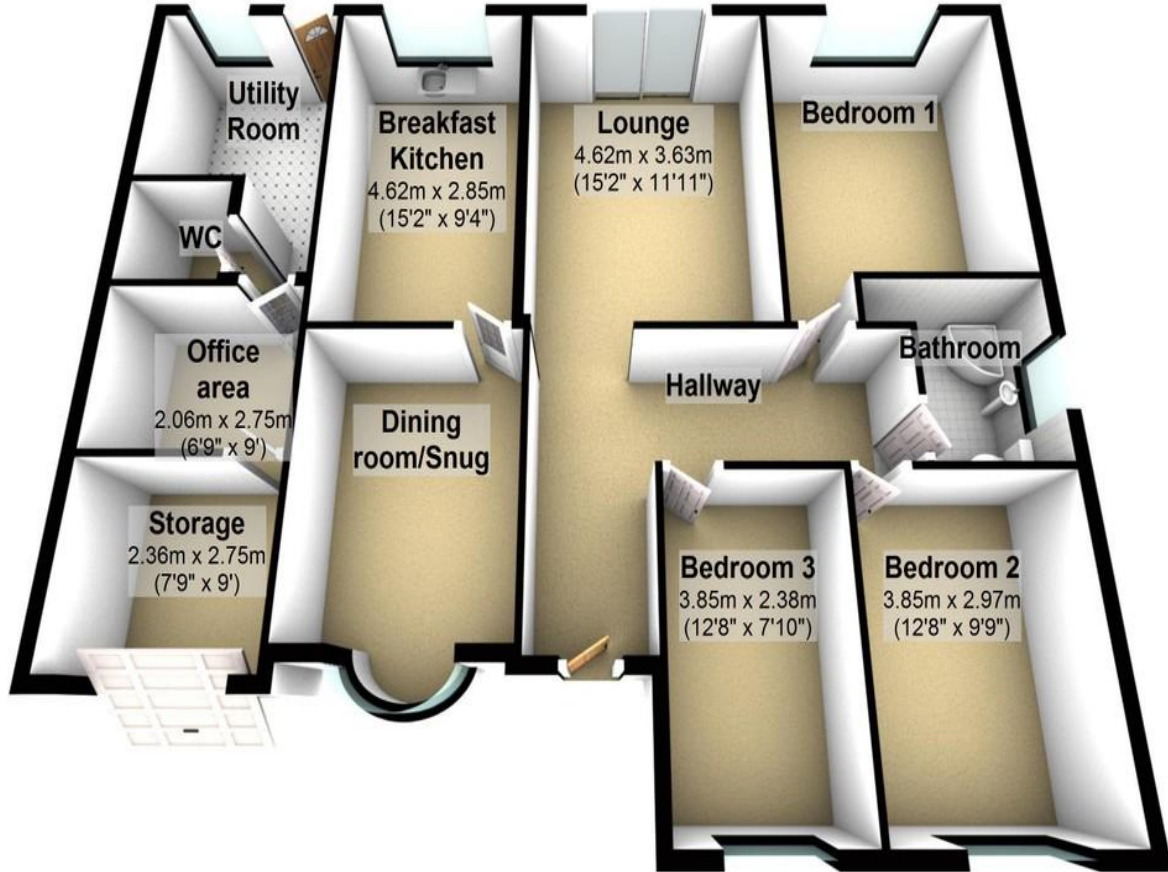


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Ground Floor

Approx. 122.1 sq. metres (1314.4 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.

