



St. Georges Green
Goole
DN14 6WA

£150,000

- Modern Detached House
- 3 Beds & En Suite
- Superb Dining Kitchen
- Re-Fitted Nov 2014
- Integrated Appliances
- Conservatory & Garage
- Popular Location
- EPC Rating D



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Registered in England No 8047217 Registered Office: Suite One,
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'...WE LOVE SELLING HOUSES' PROPERTY SUMMARY

Housesetc Goole- modern detached house located on a popular residential development. The property benefits from brick built garage, gardens front & rear, Upvc double glazing and gas central heating. The accommodation comprises to the ground floor: entrance lobby, lounge with real flame fire, spacious fully fitted (Nov '14) dining kitchen with a range of integrated appliances and good quality conservatory. To the first floor are three good sized bedrooms, master with en suite shower room, and good quality house bathroom. Viewing advised.

GROUND FLOOR ACCOMMODATION

ENTRANCE Reinforced front entrance door with double glazed opaque and leaded effect inserts leads into

ENTRANCE LOBBY With coving to the ceiling, central heating radiator, smoke alarm and stairs rising to first floor accommodation. Internal door leads into

LOUNGE 14' 7 min" x 13' 6 max" (4.44m x 4.11m) With attractive Adam style fire surround incorporating marble effect back and raised hearth housing real flame coal effect gas fire, coving to the ceiling, dado rail, double central heating radiator, useful under stairs storage cupboard and Upvc double glazed walk in bay window overlooking the front. Internal door leads into

DINING KITCHEN 16' 10" x 10' 5" (5.13m x 3.18m) Spacious dining kitchen (refitted in Nov 2014) boasts a good variety of wall and base units finished in cream with fitted down lights and stainless steel T-bar door and drawer furniture, integrated fridge freezer, electric oven and five ring gas hob with matching stainless steel chimney style extractor hood above, block effect food preparation surfaces, 1 and 1/2 bowl enamel sink with antique effect mixer tap, plumbing for automatic washing machine and dishwasher with additional space for dryer, tile effect Kardean style flooring recessed ceiling spotlights, double central heating radiator and Upvc double glazed window overlooking the rear. Upvc double glazed patio doors open into

CONSERVATORY 9' 0" x 8' 2" (2.74m x 2.49m) Good quality conservatory comprises of Upvc double glazed units set on brick base with fitted vertical blinds having the benefit of both power and light connected, Kardean style flooring and Upvc double glazed double doors opening out to the rear.

FIRST FLOOR ACCOMMODATION

STAIRS AND LANDING Stairs with polished timber handrail leads to landing with access to roof void, coving to the ceiling, smoke alarm, Upvc double glazed window to the side, shelved storage cupboard housing hot water cylinder and internal doors leading off.

BEDROOM ONE 12' 5 max" x 10' 11" (3.78m x 3.33m) With integral fitted storage cupboard benefitting from two hanging rails and storage shelf, central heating radiator and Upvc double glazed window providing views over the park to the front. Internal door leads into

EN SUITE 6' 9 max" x 5' 7 max" (2.06m x 1.7m) Modern en suite shower room with white high Ideal Standard suite with antique effect fittings comprising pedestal wash hand basin, low level flush W.C. and independent step in tiled shower cubicle with ceramic tiled splash backs and mains fed shower. Benefits from ceramic tiled walls to dado rail height, central heating radiator, electric extractor fan, shaver point, tile effect Kardean style flooring, ceiling mounted spotlights

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and Upvc double glazed opaque window to the front.

BEDROOM TWO 9' 5" x 8' 9" (2.87m x 2.67m) Having central heating radiator and Upvc double glazed window to the rear.

BEDROOM THREE 9' 5" x 7' 9 max" (2.87m x 2.36m) With fitted light oak effect laminate wood flooring, ceiling mounted spotlights, central heating radiator and Upvc double glazed window overlooking the rear.

HOUSE BATHROOM 7' 4" x 4' 10" (2.24m x 1.47m) Modern bathroom with ceramic tiled walls to dado rail height and fitted Ideal Standard suite with antique effect fittings comprising pedestal wash hand basin, panelled bath with mixer tap and telephone style shower attachment and low level flush W.C. With central heating radiator, electric extractor fan, tile effect Karndean style flooring, shaver point and Upvc double glazed opaque window to the side.

EXTERNAL

FRONT AND SIDE Immediately in front of the property is an open plan lawned garden with a good variety of mature shrubs and trees, block paved walkway leads to front door with courtesy coach light and to the far side of the property with access to the rear. To the side of the property is a lengthy block paved driveway providing multi vehicle off street parking, wrought iron pedestrian access gate leads to the rear. Driveway leads to detached brick built garage with up and over door having the benefit of both power and light connected with useful eaves storage space.

REAR To the rear is a fully enclosed mainly lawned garden with a variety of shrubs and paved patio area whilst to the side is a brick built BBQ and low maintenance pebbled area with timber gate leading round to the front. Outside cold water supply and steps leading into conservatory with courtesy coach light.

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 head over the

mini roundabout and continue along where the road name changes to Westfield Avenue. Turn left onto Woodland Avenue and turn right onto St. Georges Green where the property is on the right hand side and can be easily identified by our Housesetc For Sale board.

Council Tax: C



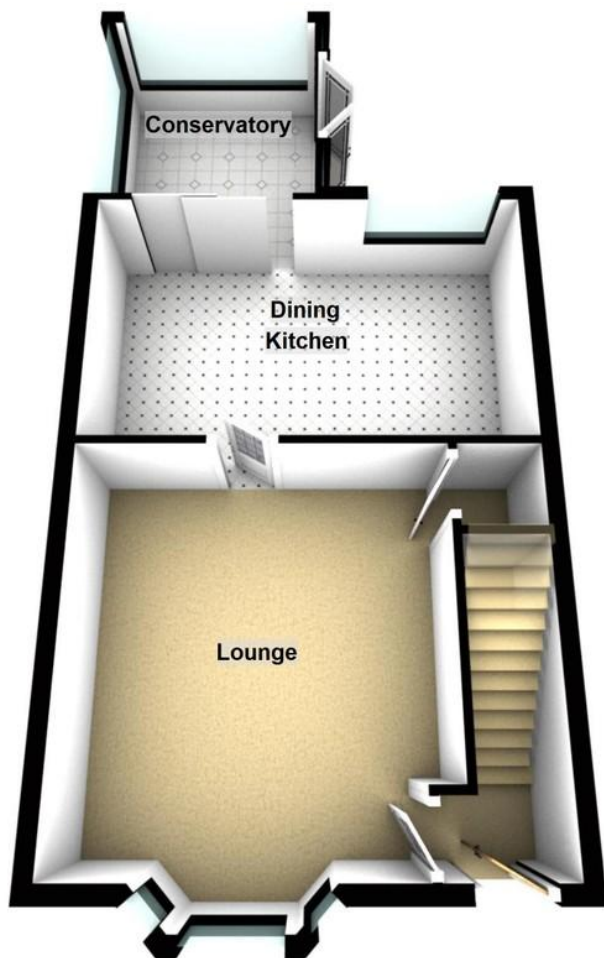


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Ground Floor

Approx. 47.9 sq. metres (515.2 sq. feet)



First Floor

Approx. 39.9 sq. metres (429.4 sq. feet)



Total area: approx. 87.8 sq. metres (944.6 sq. feet)

