



St Georges Green
Goole
DN14 6WA

£165,000

- Modern Detached House
- Three Bedrooms
- En Suite & G'floor WC
- Kitchen & Utility Room
- Separate Dining Room
- Garage & Driveway
- Enclosed Gardens
- EPC Rating TBC



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- Available with no onward chain, modern detached house located conveniently for hospital and located on a popular development. With garage, block paved parking and enclosed gardens, the accommodation comprises of: entrance hall, lounge, fitted kitchen, utility room, dining room and groundfloor WC. To the first floor are three bedrooms, en suite shower room and a good quality house bathroom. Viewing advised.

GROUND FLOOR ACCOMMODATION

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

ENTRANCE HALLWAY With oak effect laminate wood flooring, coving to the ceiling, hardwired smoke alarm, central heating radiator, Upvc double glazed window with fitted venetian blind to the side and internal doors leading off.

LOUNGE 13' 6 max" x 13' 0" (4.11m x 3.96m) With contemporary wall mounted real flame effect gas fire trimmed in brushed chrome effect, laminate wood flooring, coving to the ceiling, attractive ceiling mounted light and walk in Upvc double glazed Georgian style bay window overlooking the front.

KITCHEN 15' 1" x 9' 9" (4.6m x 2.97m) Fully fitted modern kitchen with a good variety of wall and base units finished in oak effect with stainless steel bankers door and drawer furniture, 1 and 1/2 bowl stainless steel sink with contemporary style mixer tap, integrated electric oven with four ring gas hob both trimmed in brushed chrome effect with filter hood above, block effect food preparation surfaces and co-ordinating ceramic splash back tiling, ceiling mounted spotlights, tile effect laminate wood flooring, central heating radiator and Upvc double glazed Georgian style window overlooking the rear. Archway leads into

UTILITY ROOM 5' 0" x 6' 4" (1.52m x 1.93m) With tile effect laminate wood flooring running through from kitchen and fitted larder style unit also to match the kitchen, block effect work surfaces, plumbing for automatic washing machine beneath and co-ordinating ceramic splash back tiling, wall mounted gas central heating boiler, ceiling mounted spotlights and reinforced side entrance door with double glazed opaque leaded effect insert.

DINING ROOM 11' 0" x 9' 0" (3.35m x 2.74m) Benefits from coving to the ceiling, central heating radiator and Upvc double glazed patio doors opening out to the rear.

GROUND FLOOR W.C. 5' 1" x 2' 7" (1.55m x 0.79m) With laminate wood flooring running through from hallway and fitted with white Ideal Standard suite comprising low level flush W.C., pedestal wash hand basin with antique effect taps and co-ordinating ceramic splash back tiling, central heating radiator and Upvc double glazed opaque window to the side.

FIRST FLOOR ACCOMMODATION

STAIRS AND LANDING Enclosed staircase with stained turned timber spindles and balustrade above lead to landing with hardwired smoke alarm, access to roof void, shelved storage cupboard housing hot water cylinder and internal doors leading off.

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



BEDROOM ONE 13' 9 max" x 13' 0" (4.19m x 3.96m)
Spacious master bedroom with central heating radiator and twin Upvc double glazed Georgian style windows overlooking the local park to the front. Internal door leads into

EN SUITE 8' 9 max" x 6' 1" (2.67m x 1.85m) With attractive ceramic tiled walls to dado rail height and fitted Ideal Standard suite comprising low level flush W.C., pedestal wash hand basin with vanity light and electric shaving point, independent step in tiled shower cubicle with mains fed shower. With central heating radiator, electric extractor fan, ceiling mounted spotlights and Upvc double glazed opaque window to the front.

BEDROOM TWO 9' 9 max" x 11' 3" (2.97m x 3.43m) Fitted with laminate wood flooring, central heating radiator and Upvc double glazed Georgian style window overlooking the rear garden.

BEDROOM THREE 9' 8" x 7' 9" (2.95m x 2.36m) Good sized third bedroom with central heating radiator and Upvc double glazed Georgian style window with fitted venetian blinds overlooking the rear.

HOUSE BATHROOM 5' 10" x 7' 5" (1.78m x 2.26m) Fitted with modern white Ideal Standard suite with antique effect fittings comprising low level flush W.C., pedestal wash hand basin, panelled bath with mixer tap and telephone style shower attachment. With good quality ceramic tiled walls to dado rail height, timber effect laminate wood flooring, central heating radiator, electric extractor fan, shaver point, ceiling mounted spotlights and Upvc double glazed opaque Georgian style window to the side

EXTERNAL

FRONT AND SIDE To the front of the property is an open plan block paved parking area with matching step up to front door with courtesy coach light. To the side of the property is a further block paved driveway providing multi vehicle off street parking with side entrance door with contemporary courtesy coach light. Driveway leads to detached brick built detached garage with up and over door having the benefit of power and light connected. Double timber gates give access to the rear.

REAR To the rear is a fully enclosed and predominantly private garden with outside cold water supply and paved patio area leads to lawn with key block edging. To the rear of the garage is a further paved patio area.

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.





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

