



Broompark Road  
Goole  
DN14 6YF

£132,500

- Detached House
- Three Bedrooms
- Spacious Dining Kitchen
- White Bath Suite
- Upvc DG & Gas CH
- Gardens & Det Garage
- No Chain
- EPC Rating D

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#### PROPERTY SUMMARY

Housesetc Goole- available with no onward chain and with some updating required, modern detached house benefits from Upvc DG, gas CH, substantial drive, detached brick garage and gardens. The living accommodation briefly comprises: entrance lobby, lounge with bay and spacious dining kitchen with doors into garden. To the first floor are 3 bedrooms, bathroom with white suite & shower over.

#### ENTRANCE

Timber front entrance door with glazed insert leads into

#### ENTRANCE LOBBY

With central heating radiator, coving to the ceiling, stairs rising to first floor accommodation internal door leads into

#### LOUNGE 18' 0"max into bay x 12' 5" (5.49m x 3.78m)

Spacious lounge with painted Adam style fire surround with marble effect back and marble effect hearth houses real flame coal effect gas fire, coving to the ceiling, dado rail, two central heating radiators, useful under stairs storage cupboard and walk-in square Upvc double glazed window to the front. Internal door leads into

#### KITCHEN/DINER 9' 9" x 15' 6" (2.97m x 4.72m)

Spacious dining kitchen fitted with a range of wall, base and display units finished in oak effect with complimentary marble effect food preparation surfaces and co ordinating splash back tiling. 1&1/2 bowl stainless steel sink, plumbing for automatic washing machine, double central heating radiator, coving to the ceiling, dado rail, Upvc double glazed window to the rear and Upvc double glazed doors opening out onto patio area.

#### FIRST FLOOR ACCOMMODATION

#### STAIRS AND LANDING

Carpeted staircase leads to landing with painted turned

timber spindles and matching balustrade above, central heating radiator, coving to the ceiling, access to roof void, useful shelved storage cupboard containing hot water cylinder and Upvc double glazed window to the side.

#### BEDROOM ONE 14' 0" x 9' 5" (4.27m x 2.87m)

With coving to the ceiling, dado rail, central heating radiator and Upvc double glazed window to the front.

#### BEDROOM TWO 12' 0" x 9' 5" (3.66m x 2.87m)

Spacious second bedroom, coving to the ceiling, dado rail, central heating radiator and Upvc double glazed window over looking the rear garden.

#### BEDROOM THREE 7' 0" x 5' 11" (2.13m x 1.8m)

With central heating radiator, coving to the ceiling, dado rail and Upvc double glazed window to the rear.

#### BATHROOM 6' 10" x 5' 11" (2.08m x 1.8m)

With colour wash panelled walls to dado rail height and modern white suite comprising vanity wash hand basin set in double units, low level flush WC, panelled bath with Mira power shower and fitted shower screen with co-ordinating splash back tiling, central heating radiator and Upvc double glazed opaque window to the side.

#### EXTERNAL

#### FRONT

To the front of the property is a brick built retaining wall with mature lawned garden containing a good variety of mature shrubs and trees, paved walk way leads to front door. To the side of the property is a lengthy driveway providing multi vehicle off road parking leads to



#### DETACHED GARAGE

With up and over door having the benefit of both power and light connected with useful storage space and window to the side.

#### REAR

Enclosed mature garden comprising of paved patio area with outside light and cold water supply and step down to mature lawn with further block paved patio to the rear enclosed with a combination of brick built wall and timber fencing incorporating concrete posts and gravel boards.

#### 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

Follow Pasture Road which leads into Westfield Avenue then turn right onto Newclose lane, take the first left onto Thorntree lane, head down Thorntree lane taking the third right onto Ivy Park Road then your first left onto Broompark Road where the property is situated on the right hand side and can be identified by our Housesetc for sale board.

Council Tax: C





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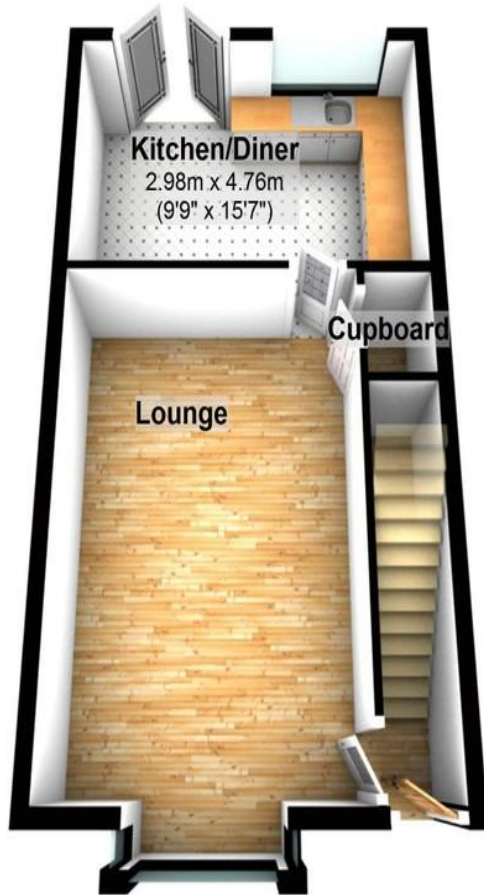
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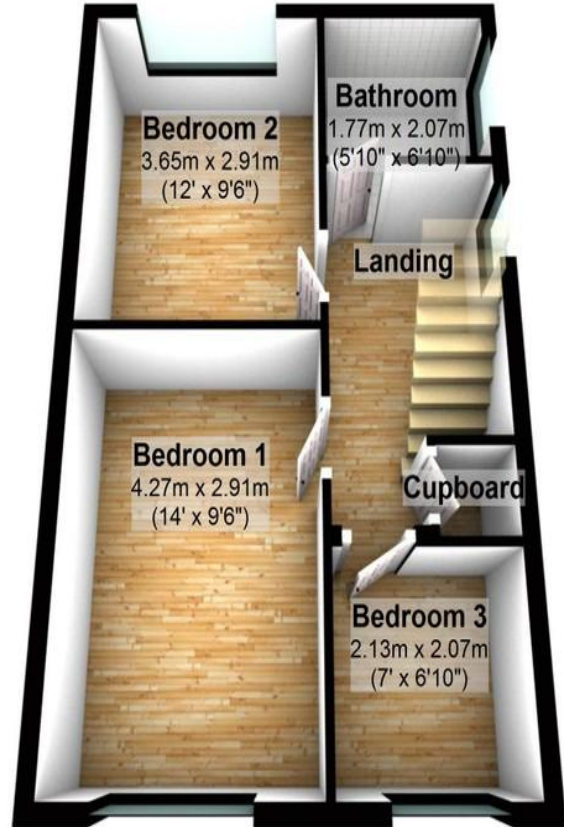
### Ground Floor

Approx. 41.7 sq. metres (448.8 sq. feet)



### First Floor

Approx. 40.6 sq. metres (436.7 sq. feet)



Total area: approx. 82.3 sq. metres (885.4 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.

