



Westminster Court Goole DN14 6NP

£149,995

- Detached House
- Three Bedrooms
- Fitted Robes To Master
- Spacious Dining Kitchen
- Superb House Bathroom
- Multi Vehicle Parking
- Conservatory & Gardens
- EPC Rating D

91 Pasture Road **T. 01405 780 666**
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Registered in England No 8047217 Registered Office: Suite One,
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PROPERTY SUMMARY

Housesetc Goole- Located in a pleasant cul de sac, modern detached house benefits from Upvc DG soffits & fascias, gas combi, multi vehicle parking, enclosed rear garden with storage shed and summerhouse. The living accommodation briefly comprises to the ground floor: entrance lobby, modern lounge, spacious dining kitchen and conservatory. To the first floor are three bedrooms, master with a good range of fitted furniture and superb tiled house bathroom. Viewing advised.

ENTRANCE

Upvc front entrance door with double glazed opaque patterned and leaded insert leads into

ENTRANCE LOBBY

Attractive entrance lobby with coving to the ceiling, dado rail, fitted timber storage and display shelving, radiator, smoke alarm, stairs rising to first floor accommodation and internal door leads off into

LOUNGE 13' 1" x 14' max 10" (3.99m x 4.52m)

With coving to the ceiling, stripped floorboard effect Karndean flooring, useful, under stairs storage, Upvc double glazed Georgian style bay window with bespoke fitted blinds over looking the front garden and internal door leads into

DINING KITCHEN 11' 11" x 14' 10" (3.63m x 4.52m)

Fully fitted modern dining kitchen fitted with a good range of cottage style wall and base units with brush chrome style door and drawer furniture, solid wood effect food preparation surfaces and splash backs, 1& 1/2 bowl stainless steel sink,

plumbing for automatic washer, oak effect laminate wood flooring, co-ordinating ceramic splash back tiling, fitted electric filter hood, coving to the ceiling, Upvc door with double glazed opaque insert to the side, radiator, timber framed door with glazed panel insert and step down into

CONSERVATORY 9' 4" x 9' 10" (2.84m x 3m)

With fitted laminate wood flooring, power points, central heating radiator, Upvc double glazed units set on miniature brick base and Upvc double glazed patio doors opening out onto rear garden.

FIRST FLOOR ACCOMMODTION

STAIRS AND LANDING

Enclosed stair case with fitted timber hand rail leads to landing which has coving to the ceiling, timber spindles with balustrade above, useful shelved storage cupboard, access to roof void, Upvc double glazed Georgian style window to the side and internal doors leading off.

BEDROOM ONE 8' 10" x 14' 7" Inc wardrobes(2.69m x 4.44m)

Spacious master bedroom benefits from a vast range of furniture finished in maple effect to include 4 double wardrobes, storage drawers, fitted 6 drawer dressing table and additional integral storage cupboard. Ornate alcove with archway ideal for display or storage, radiator, fitted reading lamps with matching ceiling light and 2 double glazed Georgian style windows with fitted window blinds over looking the front.

BEDROOM TWO 9' 5" x 7' 9" (2.87m x 2.36m)

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With coving to the ceiling, radiator and Upvc double glazed Georgian style window over looking the rear garden.

BEDROOM THREE 9' 5" x 6' 10" (2.87m x 2.08m)

With coving to the ceiling, radiator and Upvc double glazed Georgian style window over looking the rear.

BATHROOM

(fully refitted in 2015)

Good quality refitted house bathroom benefits from ceramic tiled wall with inset mosaic style dado rail, tile effect Karndean flooring and waterproof marble effect ceiling with recessed ceiling spot lights. Electric extractor fan, coving to the ceiling and contemporary ladder style towel radiator. Fitted with modern white suite comprising dual low level flush w.c, pedestal wash hand basin with contemporary style mixer tap, panelled bath with fitted shower screen, mains fed shower and contemporary style mixer tap, Upvc double glazed opaque Georgian style window to the side.

EXTERNAL

FRONT

To the front of the property is a generously proportioned open plan lawned garden with attractive pebbled borders to both sides and a good variety of mature shrubs, plants and trees. Sweeping driveway provides multi vehicle off street parking with walkway leading to front door with tiled storm porch, gated access to both sides of the property leads to side and rear. To the left hand side is double timber vehicle access gates lead to additional driveway, with timber perimeter fencing with concrete posts and bases and pathway leads to the rear.

REAR

To the rear is a fully enclosed and smartly presented rear garden with attractively paved patio area and a substantial secure timber storage shed leading onto lawned garden with attractive ornate stepping stones which lead to summer house whilst to the rear of the garden is a further raised area with bark chipping's, timber perimeter fencing and mature fruit tree. Outside security lights and cold water supply.

To the right of the property is a further timber pedestrian access gate and pebbled storage area. The property benefits from

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 & APPLIANCE

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 onto Westfield Avenue and continue until turning right onto Newclose Lane. Follow the road until turning right onto Mayfield and the right again onto Westminster Court where the property is on the left hand side and can be identified by our Housesetc for sale board.

Council Tax: B



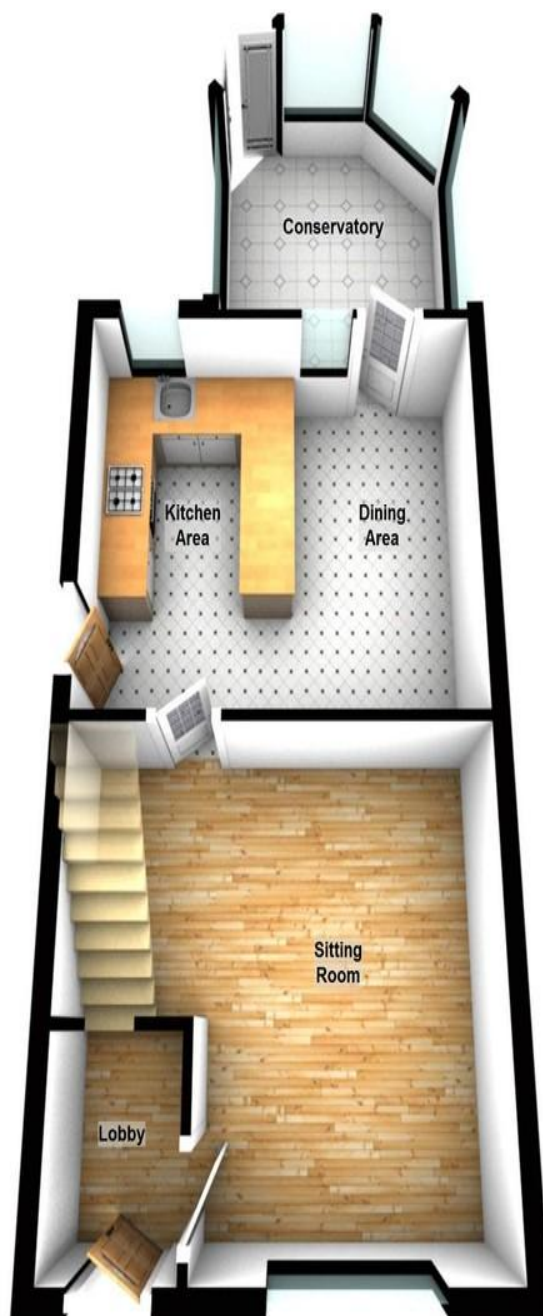


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Ground Floor

Approx. 43.2 sq. metres (465.3 sq. feet)



Total area: approx. 76.5 sq. metres (823.0 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.



First Floor

Approx. 33.2 sq. metres (357.7 sq. feet)

