



Western Road
Goole
DN14 6RE

£115,000

- End Terraced House
- Three Bedrooms
- Modern Dining Kitchen
- Integrated Appliances
- Groundfloor WC
- Modern Bathroom Suite
- Garage & Gardens
- EPC Rating D



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

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'.....WE LOVE SELLING HOUSES' PROPERTY SUMMARY

Housesetc Goole- spacious property occupying a generous corner plot benefits from enclosed front, side & rear gardens, secure garage, driveway, Upvc DG & gas combi boiler. The accommodation comprises to the groundfloor: Upvc entrance porch, entrance hallway, lounge, rear hallway, groundfloor WC and modern dining kitchen with integrated appliances. To the first floor are three bedrooms, two with integral wardrobes and a well presented house bathroom fitted with modern white suite. Viewing is advised.

ENTRANCE Upvc entrance door with double glazed opaque insert leads into

ENTRANCE PORCH 3' 9" x 4' 7" (1.14m x 1.4m) Upvc entrance porch with double glazed opaque inserts and panelled ceiling, tiled flooring and additional Upvc door with double glazed opaque insert leads into

ENTRANCE HALLWAY 11' 6" x 6' 0" (3.51m x 1.83m) With good quality dark oak effect laminate wood flooring, radiator, under stairs storage cupboard, stairs rising to first floor accommodation and natural timber doors with glazed inserts leading off

LOUNGE 15' 9" x 12' 0max" (4.8m x 3.66m) With feature timber Adam style fire surround incorporating marble effect back and raised hearth houses real flame coal effect gas fire. Good quality dark oak effect laminate wood flooring, ceiling mounted lights and twin matching wall lights, radiator and Upvc double glazed window with fitted horizontal window blinds over look the front.

INNER HALLWAY 7' 9" x 5' 11" (2.36m x 1.8m) With laminate wood flooring running through from the hallway, useful under stairs shelved storage cupboard, radiator, ceiling mounted spot light, Upvc double glazed opaque window to the side and Upvc side entrance door with double glazed opaque insert opens to the side. Internal door leads into

GROUND FLOOR W.C 2' 6" x 5' 10" (0.76m x 1.78m) Fitted

with modern white suite incorporating dual low level w.c, pedestal wash hand basin with contemporary style fittings and co-ordinating ceramic splash back tiling, tile effect floor covering, radiator and Upvc double glazed opaque window with fitted roller blind to the side.

KITCHEN 10' 10" x 11' 10" (3.3m x 3.61m) Fully fitted modern dining kitchen with a good variety of wall and base shaker style units finished in light oak effect with stainless steel T-bar door and drawer furniture. 1 & 1/2 bowl stainless steel sink with contemporary style mixer tap, integrated electric oven and four ring electric hob with filter hood above. Plumbing for automatic washer, integrated refrigerator, ceiling mounted spot lights and recessed ceiling spot lights, radiator, marble effect food preparations surfaces with good quality ceramic splash back tiling, concealed wall mounted gas combi boiler, tiled effect floor covering and Upvc double glazed window over looking the rear.

FIRST FLOOR ACCOMMODATION

STAIRS AND LANDING Staircase leads to landing with access to roof void, useful double shelved storage cupboard and Upvc double glazed window with fitted roller blind to the side, doors leading off.



BEDROOM ONE 11' 10" x 10' 4 min" (3.61m x 3.15m)

Spacious master bedroom with integral fitted storage cupboard with clothes rail and storage above, ceiling mounted spot lights, radiator and Upvc double glazed window over looking the front.

BEDROOM TWO 10' 11" x 11' 11max" (3.33m x 3.63m)

Spacious second bedroom with radiator and Upvc double glazed window to the rear.

BEDROOM THREE 8' 9max" x 7' 9max" (2.67m x 2.36m)

With integral storage cupboard with hanging rail and shelving, radiator and Upvc double glazed window over looking the front.

BATHROOM 5' 6" x 7' 5" (1.68m x 2.26m)

Fitted with modern white suite with contemporary fitments, comprises dual low level flush w.c, pedestal wash hand basin and panelled bath with co-ordinating ceramic splash back tiling and inset tiled dado rail. Radiator and additional towel style radiator, recessed ceiling spot lights and Upvc double glazed opaque windows to both side and rear

EXTERNAL

FRONT & SIDE To the front of the property is a fully enclosed low maintenance pebbled garden with shrub hedge and good quality timber perimeter fencing, wrought iron pedestrian access gate and concrete walkway leads to front door.

To the side is an additional low maintenance gravelled area with shrub hedge. Timber pedestrian access gate leads to the rear.

REAR Double wrought iron vehicular access gates leads to concrete driveway with inset key block. To the side is a fully enclosed mature lawned garden with brick built perimeter wall and good quality timber perimeter fencing incorporating concrete posts, driveway leads to detached concrete sectional garage with outside security light, up and over door and having the benefit of power, light and security alarm connected. Timber pedestrian access gate leads to enclosed paved rear courtyard, outside security light and cold water supply, pedestrian access door into garage and concrete walkway leads to side entrance door.

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.

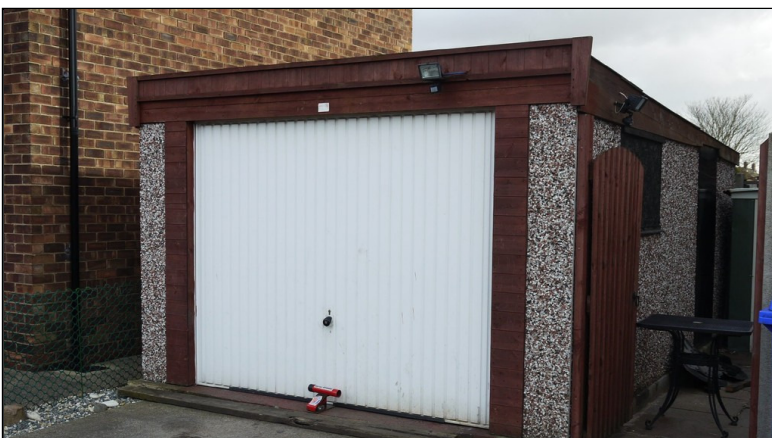
LOCATION Leaving our office on Pasture Road head over the mini roundabout onto Westfield Avenue and then eventually turning left into Western Road where the property is on the right hand side and can be identified by our Housesetc For Sale Board.

Council Tax: A



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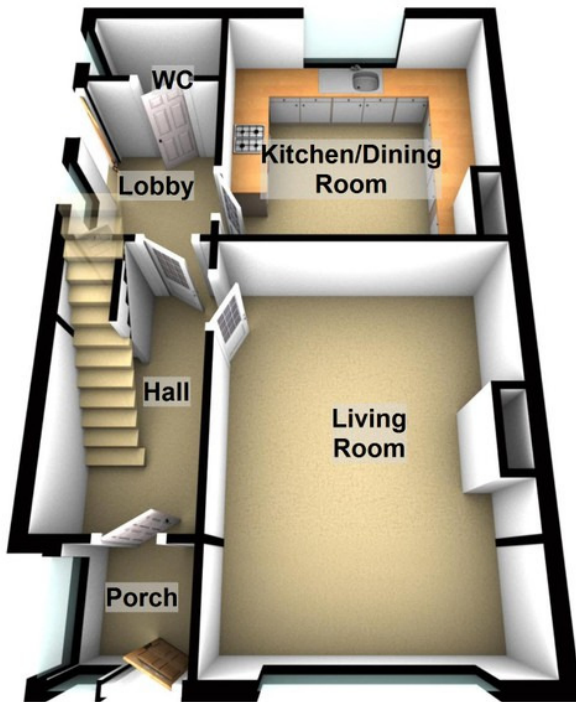
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Ground Floor

Approx. 45.7 sq. metres (491.5 sq. feet)



First Floor

Approx. 37.9 sq. metres (408.2 sq. feet)



Total area: approx. 83.6 sq. metres (899.6 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 The Mobile Agent.

