



Brough Street  
Goole  
DN14 6LD

£127,000

- Semi Detached House
- 3 Good Sized Bedrooms
- Spacious Dining Kitchen
- Conservatory
- Contemporary Bath Suite
- Substantial Rear Gardens
- No Onward Chain
- EPC Rating C

91 Pasture Road  
Goole  
East Yorkshire  
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## '...WE LOVE SELLING HOUSES' PROPERTY SUMMARY

Housesetc Goole- Smartly presented semi detached house ideally located for the town centre and associated amenities and available with no onward chain. The property boasts off street parking, substantial enclosed rear garden, gas combination boiler and majority Upvc DG. The living accommodation comprises to the groundfloor: entrance lobby, lounge, spacious dining kitchen with cooking appliances and conservatory. To the first floor are three good sized bedrooms and a contemporary bathroom with electric shower over.

### GROUND FLOOR ACCOMMODATION

**ENTRANCE** Upvc front entrance door with attractive double glazed opaque insert leads into

**ENTRANCE LOBBY** Benefits from good quality oak effect laminate wood flooring and stairs rising to first floor accommodation. Internal door leads into

**LOUNGE** 13' 0" x 15' 10 max" (3.96m x 4.83m) With contemporary recessed electric fire trimmed with brushed chrome effect, good quality oak effect laminate wood flooring, two central heating radiators and Upvc double glazed window overlooking the front garden. Internal door leads into useful walk in under stairs storage cupboard with fitted shelving, original coal shelf, wall mounted gas combination boiler and timber framed window to the side.

**DINING KITCHEN** 8' 11" x 19' 2" (2.72m x 5.84m) Fully fitted modern kitchen with a good variety of shaker style wall and base units with brushed chrome style door and drawer furniture, marble effect food preparation surfaces and co-ordinating ceramic splash back tiling, integrated electric oven and four ring electric hob with matching filter hood above, black glass Franke sink with contemporary style mixer tap, plumbing for automatic washing machine and dryer, ceiling mounted spotlights, tile effect floor covering, central heating radiator and two Upvc double glazed windows overlooking the rear. Upvc rear door with double glazed opaque insert opens into

**CONSERVATORY** 6' 8" x 13' 0" (2.03m x 3.96m) Good quality conservatory comprising of Upvc double glazed units set on brick base, stripped floorboard effect floor covering, fitted power points, central heating radiator and Upvc double glazed double doors opening out into the rear garden.

### FIRST FLOOR ACCOMMODATION

**STAIRS AND LANDING** Enclosed staircase with painted timber handrail leads to split level landing with central heating radiator, access to roof void, Upvc double glazed window to the side and internal doors leading off.

**BEDROOM ONE** 12' 7" x 10' 1" (3.84m x 3.07m) Master bedroom with charming sloping ceiling, central heating radiator and Upvc double glazed fire escape window overlooking the rear garden.

**BEDROOM TWO** 9' 10" x 11' 3" (3m x 3.43m) Spacious second bedroom with charming sloping ceiling, central heating radiator and twin Upvc double glazed fire escape windows overlooking the front.

**BEDROOM THREE** 9' 1" x 9' 0" (2.77m x 2.74m) Good sized third bedroom with exposed beam to the sloping ceiling, central heating radiator and Upvc double glazed fire escape window provides stunning views over the rear garden.

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**BATHROOM** 6' 5" x 7' 8" (1.96m x 2.34m) Beautifully presented and modern house bathroom fitted with contemporary white suite comprising dual low level flush W.C., vanity wash hand basin set in white high gloss unit with contemporary style mixer tap, panelled bath with contemporary style mixer tap and Tryton electric shower over and ceramic tiled splash backs. With exposed beam to the ceiling, central heating radiator and Upvc double glazed window to the side.

#### EXTERNAL

**FRONT** To the front of the property is a low maintenance gravelled parking area with concrete walkway leading to front door and timber pedestrian access gate leading to the side and rear.

**REAR** To the rear of the property is a substantial fully enclosed mature lawned garden with good quality timber perimeter fencing and well stocked borders. To the rear of the garden is a slate seating area with circular paved patio and hard standing with timber storage shed.

**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.

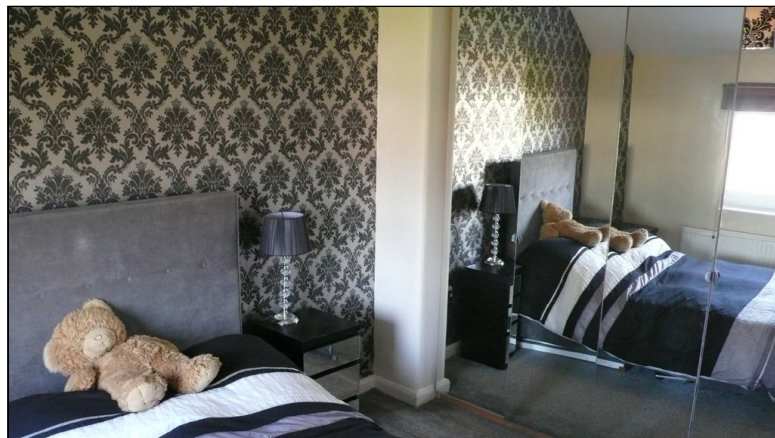
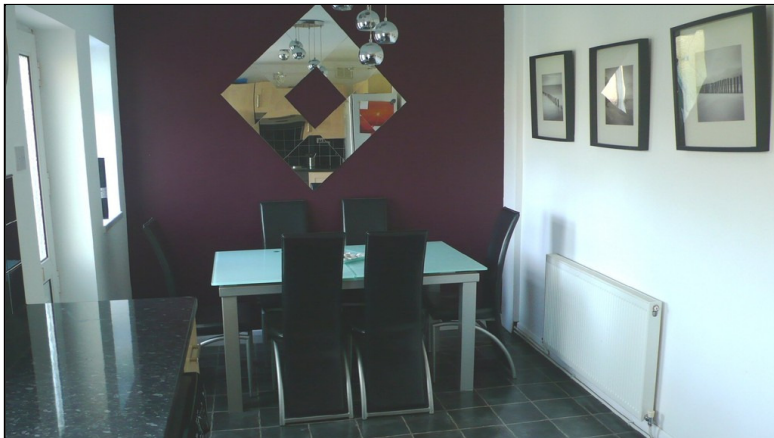
**HEATING AND APPLIANCES** The Heating and Appliances have not been tested by Housesetc.

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 right on to Brough Street where the property is on the left hand side and can be easily identified by our Housesetc For Sale board

Council Tax: A



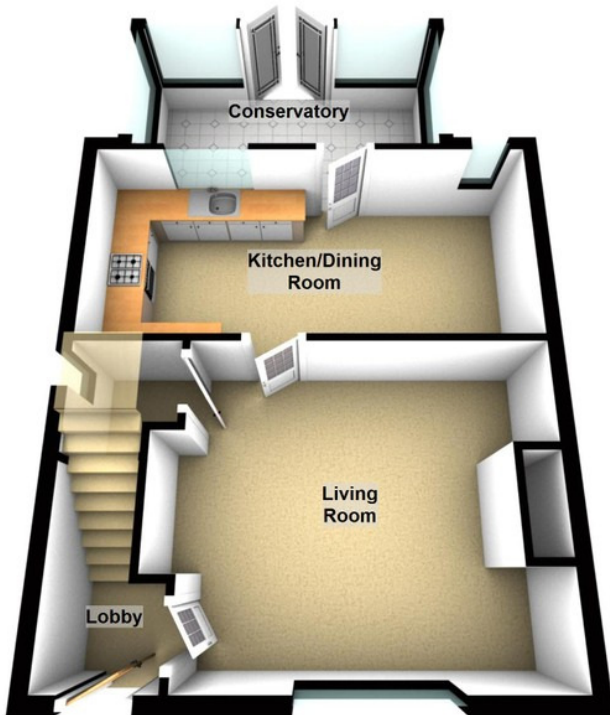


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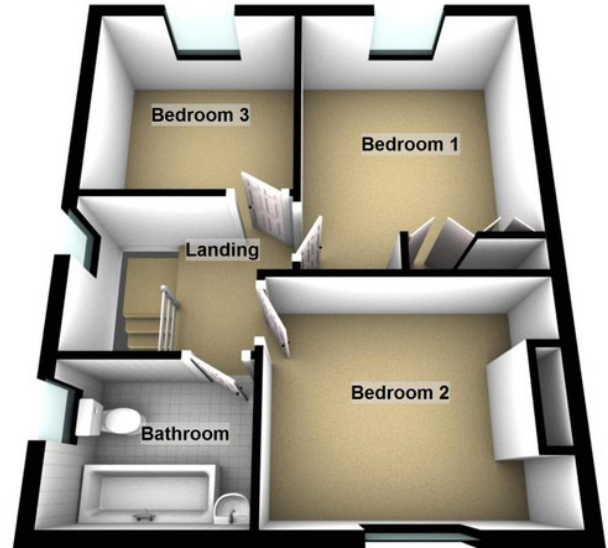
**Ground Floor**

Approx. 49.9 sq. metres (536.6 sq. feet)



**First Floor**

Approx. 39.0 sq. metres (419.3 sq. feet)



Total area: approx. 88.8 sq. metres (955.9 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.

