



Swinefleet Road
Old Goole
DN14 5UN

£75,000

- End Terrace House
- Three Bedrooms
- Two Reception Rooms
- White Bathroom Suite
- Bath & Separate Shower
- Modern Kitchen
- No Chain
- EPC Rating D



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 Old Goole - Spacious and light entrance hallway, open plan lounge dining room, L shaped modern kitchen with fitted range style cooker and integrated dishwasher, white bathroom suite with independent shower cubicle. Three bedrooms one with integrated storage cupboard. Externally to the front is a pebbled area whilst to the rear is a fully block paved yard with pebbled borders having shrubs and plants. This property is available with no onward chain.

GROUND FLOOR ACCOMMODATION

ENTRANCE Upvc front entrance door with double glazed inserts leads into

ENTRANCE HALLWAY With laminate wood flooring, central heating radiator, picture rail and turning staircase leading to first floor accommodation. Internal timber door with glazed inserts leads into

DINING ROOM 11' 10" x 15' 11 max" (3.61m x 4.85m) With laminate wood flooring running through from hallway, useful under stairs storage cupboard, two central heating radiators, picture rail, storage cupboards and drawer built into the alcove and Upvc double glazed double doors leading into kitchen. Opening leads into

LOUNGE 11' 9" x 13' 10" (3.58m x 4.22m) Contemporary wall mounted electric fire, laminate wood flooring running through from dining room, picture rail, central heating radiator and Upvc double glazed window overlooking the front.

KITCHEN 10' 6 max" x 19' 9 max" (3.2m x 6.02m) Spacious kitchen benefits from wall, base and display units finished in timber effect with work surface above, CDA 5 ring range style cooker with stainless steel splash back and coordinating stainless steel chimney style filter hood above, 1 and 1/2 bowl stainless steel sink with contemporary mixer tap, integrated dishwasher, space and plumbing for

automatic washing machine and fridge. Central heating radiator, Upvc double glazed window to the rear and Upvc rear door with matching side panel. Internal door leads into

BATHROOM 8' 9" x 8' 1" (2.67m x 2.46m) Spacious house bathroom benefits from white suite with modern fittings to include low level flush W.C, pedestal wash hand basin, corner bath and independent step in tiled shower cubicle. With tile effect floor covering, ladder style towel radiator, tiled splash backs to sink and corner bath and Upvc double glazed opaque window to the rear.

FIRST FLOOR ACCOMMODATION

STAIRS AND LANDING Enclosed turning staircase with painted timber handrail leads to landing with Upvc double glazed window, central heating radiator and internal doors leading off.

BEDROOM ONE 11' 9" x 11' 10 max" (3.58m x 3.61m) With central heating radiator and Upvc double glazed window.

BEDROOM TWO 11' 10" x 11' 10 max" (3.61m x 3.61m) With central heating radiator, fitted storage cupboard and Upvc double glazed window.

BEDROOM THREE 8' 9" x 7' 0" (2.67m x 2.13m) With central heating radiator and Upvc double glazed window.

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



EXTERNAL

FRONT To the front of the property is a brick wall with attractive wrought iron railings and matching pedestrian access gate leading onto concrete walkway to front door and stoned garden to the side enclosed with brick and timber walls.

REAR Immediately behind the property is an enclosed area with timber gate leading to the side and further timber gate leading to the rear garden which is paved with pebbled borders housing shrubs and plants and being fully enclosed with timber perimeter fencing. With outside cold water supply and timber storage shed to the rear of the garden.

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.

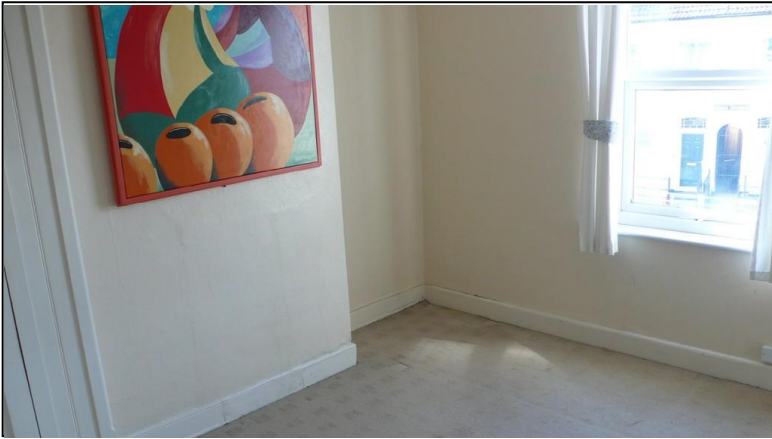
LOCATION Directions-Leaving our office on Pasture Road turn left at the traffic lights onto Boothferry Road, head over the railway lines and then immediately turn right onto Mariners Street. Keep right onto Coronation Street. Follow the road where the road name changes to Lower Bridge Street and then to Bridge Street follow into Old Goole onto Swinefleet Road where the property is on the left hand side and can be easily identified by our Housesetc For Sale Board.

Council Tax: A



...we lovesellinghouses

housesetc™

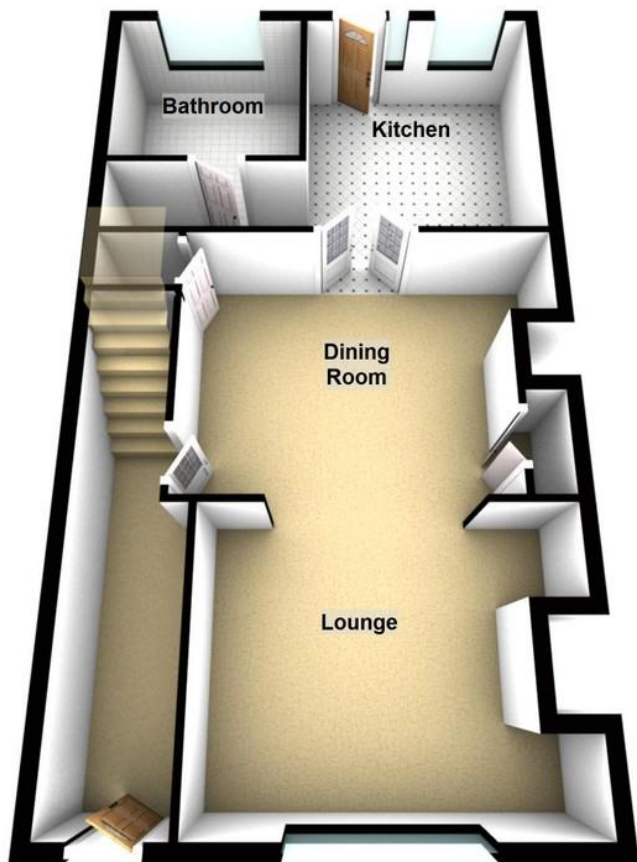


91 Pasture Road T. 01405 780 666
Goole F. 01405 762 942
East Yorkshire E. info@housesetc.co.uk
DN14 6BP www.housesetc.co.uk

Registered in England No 8047217 Registered Office: Suite One,
Hedley Court, Boothferry Road, East Yorkshire, DN14 6AA

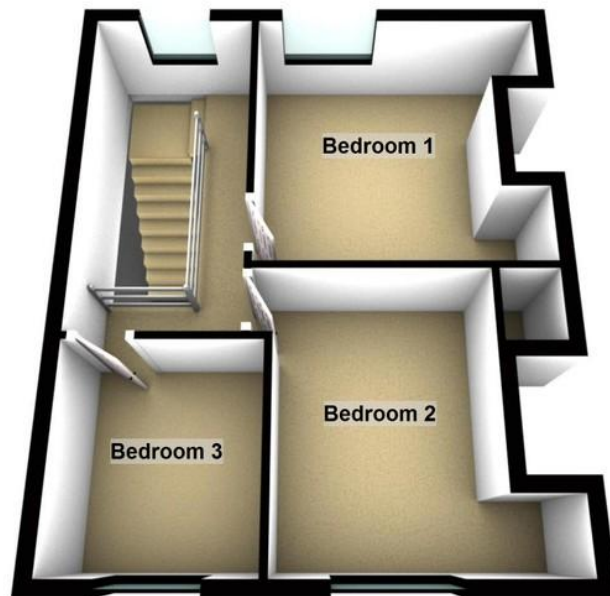
Ground Floor

Approx. 64.2 sq. metres (690.7 sq. feet)



First Floor

Approx. 41.2 sq. metres (443.6 sq. feet)



Total area: approx. 105.4 sq. metres (1134.3 sq. feet)

