



Jefferson Street
Goole
DN14 6SJ

£89,950

- Substantial End Terrace
- Three/Four Bedrooms
- Two Reception Rooms
- Kitchen & Utility
- Shower Room & Bathroom
- Paved Drive, Garage, Gardens
- No Onward Chain
- EPC Rating E

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'...WE LOVE SELLING HOUSES' PROPERTY SUMMARY

Housesetc Goole- Substantial end of terrace, located within easy access of town centre, benefits from majority Upvc DG, gas combi boiler, block paved drive, double garage & gardens with outbuilding. The spacious accommodation comprises, to the groundfloor: entrance hallway, lounge, dining room, kitchen, utility and shower room with WC. To the first floor are 3 good sized bedrooms plus nursery/dressing room and spacious house bathroom. No onward chain.

GROUND FLOOR ACCOMMODATION

ENTRANCE Upvc front entrance door with double glazed stained and leaded glass insert leads into

ENTRANCE HALLWAY Impressive entrance hallway benefits from coving to the ceiling, plaster ceiling rose, stairs rising to first floor accommodation, central heating radiator, dado rail, useful under stairs storage cupboard and Upvc double glazed opaque window to the front.

LOUNGE 14' 3" x 12' 10 min" (4.34m x 3.91m) With impressive feature white Adam style fire surround with marble effect back and raised hearth housing real flame coal effect gas fire, original coving to the ceiling, decorative ceiling rose, double central heating radiator, Upvc double glazed window to the side and walk in Upvc double glazed bay window overlooking the front.

DINING ROOM/SITTING ROOM 14' 1 min" x 13' 1" (4.29m x 3.99m) Impressive dining room with feature ornate arched fireplace, original coving to the ceiling, plaster ceiling rose, fire side storage cupboards, double central heating radiator, Upvc double glazed window to the side and Upvc double glazed window to the rear. Internal door leads into

KITCHEN 20' 10" x 6' 11" (6.35m x 2.11m) Extensive split level kitchen benefits from a good variety of wall and base units finished in beech effect with marble effect food

preparation surfaces and complimentary splash backs, integrated electric oven and matching four ring gas hob, 1 and 1/2 bowl coloured sink with mixer tap, double central heating radiator, ceiling mounted spotlights, Upvc double glazed window to the side and Upvc side entrance door with double glazed opaque insert. Step down into

UTILITY AREA 8' 7" x 6' 1" (2.62m x 1.85m) With two base units to match the kitchen, plumbing for automatic washing machine and dryer, ceiling mounted spotlights and timber framed single glazed window to the rear.

SHOWER ROOM 6' 7" x 4' 5" (2.01m x 1.35m) With coving to the ceiling, low level flush W.C., double central heating radiator, independent step in shower with mains fed shower and timber framed single glazed window to the rear.

FIRST FLOOR ACCOMMODATION

STAIRS AND LANDING Enclosed staircase with dado rail and coving to the ceiling leads to landing with coving to the ceiling, access to roof void and internal doors leading off.

BEDROOM ONE 13' 0" x 10' 6 min" (3.96m x 3.2m) With ornate coving to the ceiling, matching picture rail, ceiling rose, oak effect laminate wood flooring, central heating radiator and Upvc double glazed opaque window to the side.



Step down into

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

BEDROOM TWO 9' 9" x 7' 7 min" (2.97m x 2.31m) With coving to the ceiling, ceiling rose, central heating radiator and Upvc double glazed window to the front.

BEDROOM THREE 12' 11" x 7' 11 min" (3.94m x 2.41m) With dado rail, central heating radiator and Upvc double glazed window.

BATHROOM Substantial bathroom fitted with light suite comprising corner bath, pedestal wash hand basin with splash back tiling, low level flush W.C., central heating radiator, integral shelved storage cupboard and Upvc double glazed opaque window to the rear.

EXTERNAL

FRONT To the front of the property is a mature garden with perimeter wall and wrought iron pedestrian access gate and step up to front door.

SIDE To the side of the property is a substantial block paved driveway with wrought iron vehicular access gates providing multi vehicle off street parking. The driveway benefits from brick built perimeter wall with timber fence on top and leads to double tandem concrete sectional garage with up and over door having the benefit of both power and light connected with personal access door to the side. Timber pedestrian access gate leads to the rear.

REAR To the rear is a fully enclosed garden with patio area and outbuilding.

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 On entering Goole head down Boothferry Road and turn right on to Jefferson Street where the property is on

the right hand side and can be easily identified by our Housesetc for sale board.

Council Tax: A





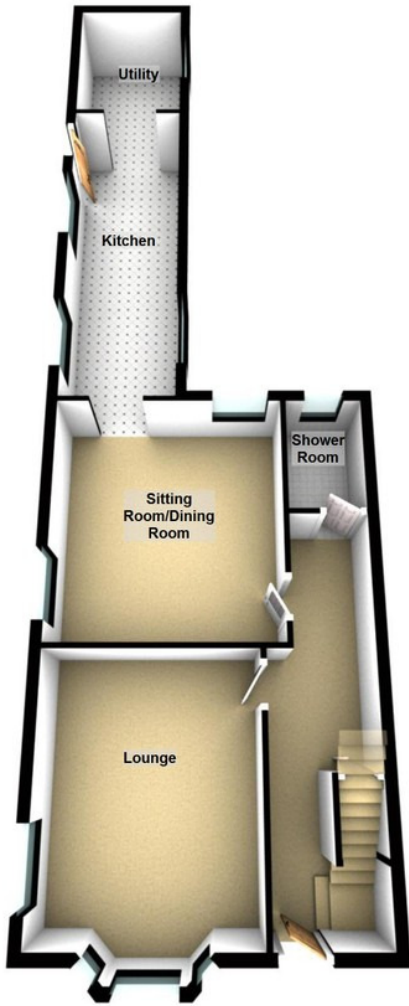
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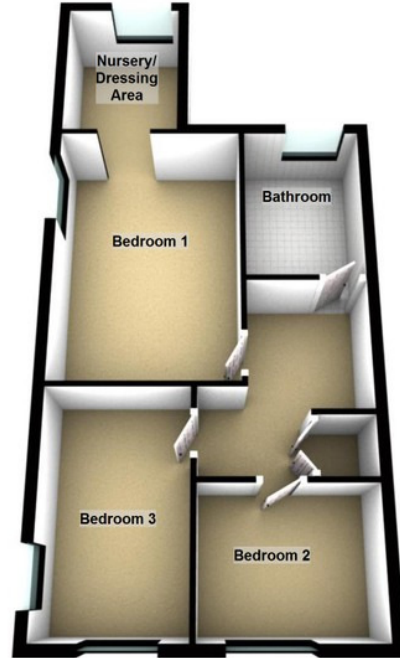
Ground Floor

Approx. 66.9 sq. metres (719.7 sq. feet)



First Floor

Approx. 53.1 sq. metres (571.5 sq. feet)



Total area: approx. 120.0 sq. metres (1291.2 sq. feet)

