



Grosvenor Avenue
Goole
DN14 6UT

£159,995

- Extended House
- Three Bedrooms
- Converted Attic Space
- Spacious Living Kitchen
- Bi Fold Doors to Garden
- Superb Gardens
- No Onward Chain
- EPC Rating TBC



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PROPERTY SUMMARY

Housesetc Goole- Available with no onward chain this tastefully extended bay fronted property enjoys a pleasant location in a sought after residential area and benefits from Upvc DG, gas combi boiler, multi vehicle parking and front & rear gardens with outside WC and timber summerhouse. The living accommodation comprises to the groundfloor: entrance lobby, lounge, extremely spacious living kitchen with bi-fold doors opening into rear garden. To the first floor are 3 bedrooms and a modern tiled bathroom with shower over. A converted attic space with Velux roof windows is accessed via a pull down loft ladder. Viewing is very highly recommended.

ENTRANCE

Wood grain effect Upvc front entrance door with double glazed opaque stained and leaded glass insert leads into

ENTRANCE LOBBY

With smoke alarm, stairs rising to first floor accommodation and internal door leading off into

LOUNGE 14' 6"max x 12' 8" max (4.42m x 3.86m)

Attractive timber Adam style fire surround and raised hearth houses cast iron open fire with ceramic tiled inserts, radiator and walk in Upvc double glazed window with fitted vertical blinds to the front. Internal door leads into

LIVING KITCHEN 21' 3" max x 16' 0" (6.48m x 4.88m)

KITCHEN AREA

Fully fitted kitchen with a range of coloured wall, base and display units trimmed with oak effect and matching block effect works surfaces with co-ordinating ceramic splash back tiling. 1 & 1/2 bowl stainless steel sink with mixer tap, cooking range finished in stainless steel with five ring gas

hob, electric oven, stainless steel splash back and matching chimney style extractor hood. Timber breakfast bar, Karndean style flooring with under floor heating, recessed ceiling spot lights and Upvc double glazed window to the side.

LIVING AREA

Karndean style flooring running through from kitchen area with under floor heating, wall mounted air conditioning system, recessed ceiling spot lights, two timber framed roof windows and Upvc double glazed bi-folding doors opening out into rear garden.

FIRST FLOOR ACCOMMODATION

STAIRS AND LANDING

Enclosed staircase with painted timber handrail leads to landing with access to roof void, Upvc double glazed opaque stained and leaded window to the side and internal doors leading off.

BEDROOM ONE 13' 2"max x 10' 0" max (4.01m x 3.05m)

Spacious master bedroom with double radiator and Upvc double glazed walk in bay window with fitted vertical blinds to the front.

BEDROOM TWO 12' 2" x 10' 0" max (3.71m x 3.05m)

Spacious second bedroom with radiator and Upvc double glazed window with fitted vertical blinds looking over looking the rear garden.

BEDROOM THREE 7' 5" x 7' 0" (2.26m x 2.13m)

With radiator and Upvc double glazed window with fitted vertical blinds over looking the rear.

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BATHROOM 5' 7" x 5' 7" (1.7m x 1.7m)

Fully ceramic tiled walls and tiled flooring fitted with modern white suite with contemporary style fittings to include dual low level flush w.c, vanity wash hand basin set in double high gloss unit, panelled bath with fitted shower screen, fitted Monsoon style mains fed shower and additional hand held shower attachment. Electric extractor fan, Upvc double glazed opaque window with fitted vertical blinds to the rear.

CONVERTED LOFT SPACE 11' 2" x 12' 0" (3.4m x 3.66m)

With multiple built in storage cupboards, exposed beams to the ceiling, ceiling mounted spot lights and twin timber framed double glazed Velux roof windows with bespoke fitted blinds to both the front and rear.

EXTERNAL

FRONT & SIDE

To the front of the property is a mature lawned garden with ornate and antique style lamppost, predominately laid to lawn with brick perimeter wall and attractive wrought iron railings on top. Good quality timber perimeter fencing incorporating concrete posts and gravel boards, block effect concrete driveway provides multi vehicle off street parking leads to front door with attractive timber storm porch with pitch tiled roof. Two pedestrian access gates leads to the side and rear. Secure doorway leads into store room with fitted shelving and wall mounted gas combi boiler. Driveway continues to the side with covered carport.

REAR

To the rear is a fully enclosed and beautifully presented good sized garden with good quality timber perimeter fencing and shrub hedge, courtesy coach light and paved effect concrete patio area and walkway with shaped lawned area to either side and raised borders with sleeper edge. Timber outside cloak room with modern white low level flush w.c, wall mounted wash hand basin and stainless steel ladder style electric radiator.

To the rear of the garden is a covered swing seat and timber playhouse / storage unit having the benefit of both power and light connect with additional ornate effect lamppost.

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

From Boothferry Road lights from Goole town centre head over the lights and turning right onto Grosvenor Avenue where the property can be identified by our Houses for sale board.

Council Tax: A



