



# Russell Road Goole DN14 6UW

Offers In Region Of  
**£120,000**

- Dormer Bungalow
- Three Bedrooms
- Modern Fitted Kitchen
- Integrated Appliances
- Upvc DG & Gas Combi
- Garage & Driveway
- Good Size Gardens
- EPC Rating TBC



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Registered in England No 8047217 Registered Office: Suite One,  
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## '...WE LOVE SELLING HOUSES' PROPERTY SUMMARY

Housesetc Goole- Available with immediate vacant possession, semi detached dormer bungalow occupying a cul de sac position within a popular residential area. The property boasts Upvc DG, soffits and fascias, modern gas combi boiler, driveway provides multi vehicle parking, detached garage and good size rear garden. The 2 storey accommodation comprises: To the ground floor, entrance hall, spacious lounge-diner, fully fitted modern kitchen with built in appliances and bedroom/study. To the first floor are a further 2 double bedrooms and bathroom with coloured suite and modern shower over.

### GROUND FLOOR ACCOMMODATION

**ENTRANCE** Upvc front entrance door with double glazed opaque insert and matching side panels leads into

**ENTRANCE HALLWAY** Benefits from central heating radiator, stairs rising to first floor accommodation and internal doors leading off.

**LOUNGE DINER** 18' 5 max" x 13' 1 max" (5.61m x 3.99m) With attractive ceramic tiled fireplace housing gas fire, coving to the ceiling, double central heating radiator, useful walk in under stairs shelved storage cupboard, Upvc double glazed window overlooking the front garden and Upvc double glazed double doors open out into the rear garden. Internal door leads into

**KITCHEN** 8' 7" x 9' 4" (2.62m x 2.84m) Fully fitted modern kitchen with a good variety of fitted wall and base units finished in light oak effect with fitted down lights and stainless steel T-bar door and drawer furniture, integrated electric oven with brushed chrome trim, matching four ring gas hob with filter hood above, marble effect food preparation surfaces and co-ordinating ceramic splash back tiling, integrated washing machine and integrated larder style fridge freezer, concealed wall mounted gas combination boiler, single bowl resin sink with contemporary style mixer tap, tile effect laminate wood flooring, electric extractor fan, Upvc side entrance door with double glazed opaque insert and Upvc double glazed window providing

unobstructed views over the rear garden.

**BEDROOM ONE** 9' 5" x 6' 5" (2.87m x 1.96m) Ground floor bedroom/office with fitted storage shelving, central heating radiator and Upvc double glazed window overlooking the front.

### FIRST FLOOR ACCOMMODATION

**STAIRS AND LANDING** Staircase leads to landing which provides access to roof void, additional good sized eaves storage access and internal doors leading off.

**BEDROOM TWO** 11' 0 max" x 9' 4" (3.35m x 2.84m) Benefits from a good range of fitted wardrobes with complimentary overhead storage cupboards, central heating radiator and Upvc double glazed fire escape window to the side.

**BEDROOM THREE** 10' 7" x 10' 0" (3.23m x 3.05m) With integral fitted shelved storage cupboard, central heating radiator and Upvc double glazed window to the front.

**BATHROOM** 5' 6" x 6' 11" (1.68m x 2.11m) Coloured suite comprising low level flush W.C., pedestal wash hand basin and panelled bath with modern Briston electric shower over. Benefits from ceramic tiled walls, central heating radiator and Upvc double glazed opaque window to the rear.

### EXTERNAL

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**FRONT AND SIDE** To the front of the property is an attractive well kept lawned garden with generously stocked borders and perimeter wall. To the side is a stripped paved driveway providing multi vehicle off street parking.

**REAR** Driveway leads to detached concrete sectional garage with up and over door having the benefit of both power and light connected. Immediately behind the property is a concrete patio area with outside cold water supply. The good sized rear garden is mainly laid to lawn with generous borders and good quality timber perimeter fencing incorporating concrete posts and gravel boards. To the rear of the garage is a timber storage shed and aluminium green house with stripped paved walkways. The property benefits from Upvc soffits and fascias throughout and is available with immediate vacant possession.

**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.

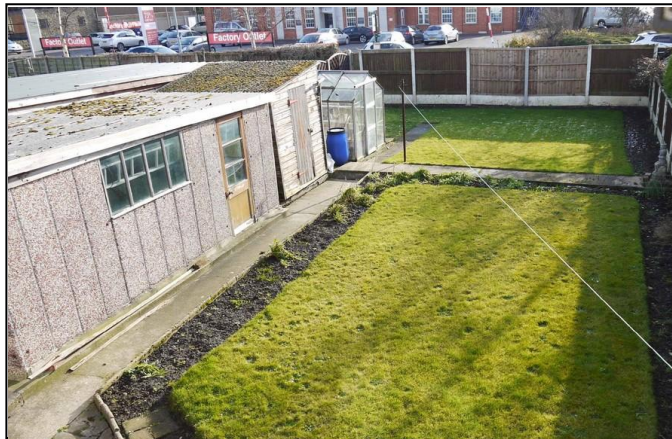
**HEATING AND APPLIANCES** The Heating and Appliances have not been tested by Housesetc.

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 turn left at the mini roundabout on to Centenary Road and at the end of the road turn left on to A614 / Airmyn Road. Turn right on to Lansdown Road, and then immediately turn left on to Russell Road and follow the road around to the right hand side of the cul de sac where the property is on the left hand side and can be easily identified by our Housesetc For Sale board.

Council Tax: B





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