



Pasture Avenue
Goole
DN14 6LG

£122,000

- Extended Semi House
- Three Bedrooms
- Spacious B'fast Kitchen
- Integrated Appliances
- Sun Room/ Dining Room
- Substantial Rear Gardens
- Off Street Parking
- EPC Rating D



91 Pasture Road **T. 01405 780 666**
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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- extended semi detached house benefits from cul de sac position, off street parking, good sized gardens, Upvc DG & gas combi boiler. The accommodation consists of: entrance lobby, lounge, spacious breakfast kitchen with integrated appliances, groundfloor WC and sun room/dining room extension. To the first floor are 3 good size bedrooms and modern bathroom with white suite & shower. Viewing advised.

GROUND FLOOR ACCOMMODATION

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

ENTRANCE LOBBY With excellent quality laminate wood flooring, double central heating radiator and stairs rising to first floor accommodation. Internal door leads into

LOUNGE 12' 11" x 15' 10 max" (3.94m x 4.83m) With contemporary wall mounted real flame gas fire finished in brushed chrome effect with marble effect back and raised hearth, coving to the ceiling, good quality laminate wood flooring, central heating radiator and Upvc double glazed Georgian bow window overlooks the front. Internal door leads into

BREAKFAST KITCHEN 9' 0" x 16' 2 max" (2.74m x 4.93m) Spacious breakfast kitchen with a good variety of oak wall and base units with marble effect food preparation surfaces and breakfast bar with co-ordinating splash backs, 1 and 1/2 bowl coloured sink with matching mixer tap, integrated gas oven with four ring electric hob and filter hood above, integrated wine rack, integrated automatic washing machine, refrigerator and freezer, coving to the ceiling, central heating radiator and twin Upvc double glazed windows with fitted vertical blinds providing views over the rear garden. Internal door leads into

REAR LOBBY With good quality laminate wood flooring,

Upvc side entrance door with double glazed opaque insert and concertina door leads to useful under stairs storage cupboard. Internal door leads into

GROUND FLOOR W.C. 5' 7" x 2' 7" (1.7m x 0.79m) Fitted with laminate wood flooring, low level flush W.C., wall mounted gas combination boiler and Upvc double glazed opaque window to the side.

DINING ROOM/SUN ROOM EXTENSION 14' 0" x 7' 3" (4.27m x 2.21m) Archway from the kitchen leads into dining room/sun room extension. Spacious extension benefits from coving to the ceiling, central heating radiator, ceiling mounted fan light, fitted solid block computer workstation and Upvc double glazed patio doors open out into the rear.

FIRST FLOOR ACCOMMODATION

STAIRS AND LANDING Turning staircase leads to first floor accommodation with Upvc double glazed Georgian style window to the side, access to roof void and internal doors leading off.

BEDROOM ONE 12' 4" x 10' 0" (3.76m x 3.05m) Master bedroom benefits from a vast range of fitted bedroom furniture to include; wardrobes, bedside cabinets, bedside display shelving, overhead storage cupboards, chest of drawers with illuminated vanity mirror above and additional 9 drawer dressing table with additional vanity mirror. With

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ornate coving to the ceiling, central heating radiator and Upvc double glazed window providing views over the rear garden.

BEDROOM TWO 9' 8" x 11' 4 max" (2.95m x 3.45m) Benefits from a range of fitted bedroom furniture to include wardrobes, overhead storage cupboards and display shelving. With central heating radiator and Upvc double glazed window overlooking the front.

BEDROOM THREE 8' 11" x 8' 11" (2.72m x 2.72m) Good sized third bedroom benefits from exposed beam to the ceiling, central heating radiator and Upvc double glazed window providing excellent views over the rear.

HOUSE BATHROOM 6' 6 max" x 7' 5 max" (1.98m x 2.26m) Fitted with good quality white suite comprising low level flush W.C., vanity wash hand basin set in double white high gloss unit with antique effect mixer tap and panelled bath with mains fed shower and co-ordinating ceramic splash back tiling. With exposed beam to the ceiling, useful shelved storage cupboard and Upvc double glazed opaque window with fitted window blind to the front.

EXTERNAL

FRONT Immediately in front of the property is a low maintenance concrete and paved garden with shrub perimeter hedging, generous borders and double wrought iron vehicular access gate providing off street parking. Storm porch to front door and courtesy coach light. Wrought iron pedestrian access gate leads to side and rear.

SIDE AND REAR Concrete walkway to the side of the property leads to side entrance door with courtesy coach light and continues to the rear garden. Fully enclosed rear garden with good quality timber perimeter fencing incorporating concrete posts and gravel boards, immediately behind the property is a paved patio area with cold water supply and outside courtesy coach light. Leading onto mature lawned garden with paved stepping stones and concrete hard standing with timber storage shed, aluminium greenhouse, timber picket fence and pedestrian gate leads to rear garden with concrete sectional storage unit and outside security light.

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 where the road name changes to Westfield Avenue. Turn right on to Mond Avenue, and then turn left on to Pasture Avenue where the property is on the left hand side and can be easily identified by our Housesetc For Sale board.

Council Tax: D



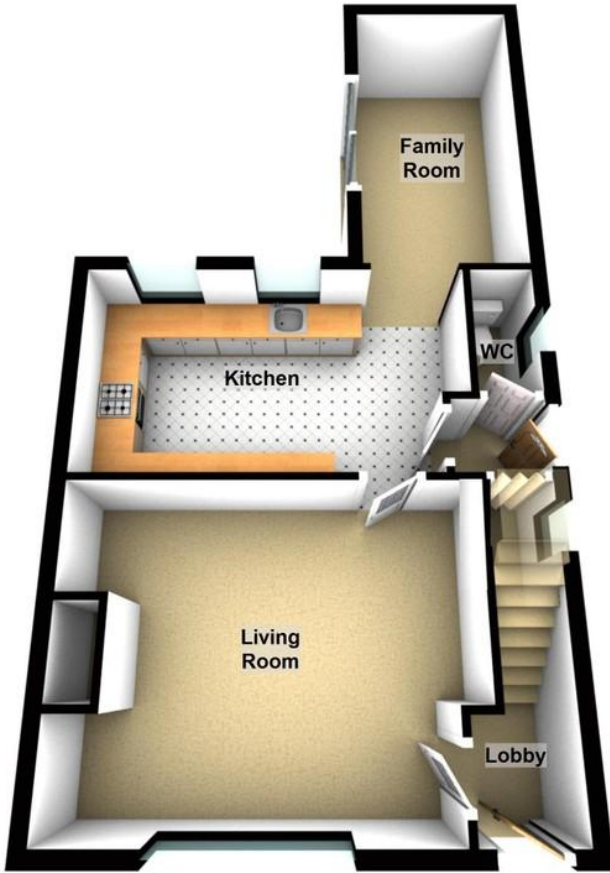


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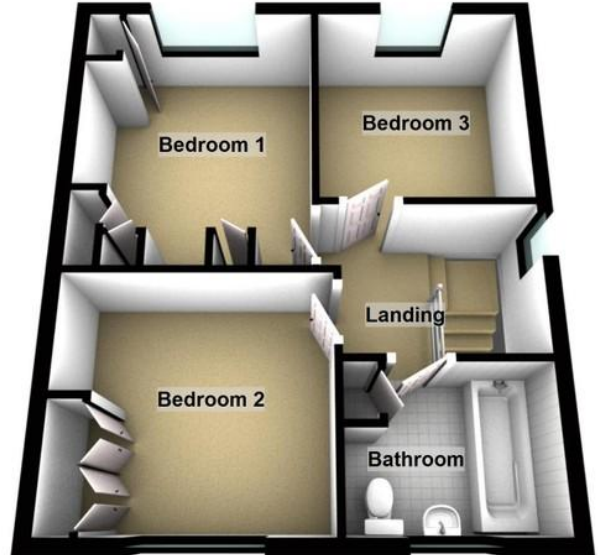
Ground Floor

Approx. 49.0 sq. metres (527.6 sq. feet)



First Floor

Approx. 39.5 sq. metres (425.3 sq. feet)



Total area: approx. 88.5 sq. metres (952.8 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.

