



Malvern Road  
Goole  
DN14 6HZ

£95,000

- Renovated Semi House
- Three Bedrooms
- Modern Fitted Kitchen
- Integrated Appliances
- Modern White Bathroom
- Upvc DG & Gas Combi
- Substantial Gardens
- EPC Rating F



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## PROPERTY SUMMARY

Housesetc Goole- Renovated semi detached house. The property benefits from fitted carpets, Upvc DG throughout, gas combination boiler and extensive rear gardens with brick outbuilding. The accommodation comprises to the groundfloor entrance hallway, spacious lounge diner and newly fitted kitchen with integrated appliances. To the first floor are three bedrooms with fitted carpets, newly fitted bathroom and separate WC.

### GROUND FLOOR ACCOMMODATION

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

**RECEPTION HALLWAY** Spacious reception hallway benefits from extremely useful under stairs storage cupboard, central heating radiator, recently fitted carpets, stairs rising to first floor accommodation and internal doors leading off.

**LOUNGE DINER** 22' 6 max" x 13' 3" (6.86m x 4.04m) With recently fitted carpets, two central heating radiators, coving to the ceiling and Upvc double glazed windows to the front and one overlooking the rear garden.

**KITCHEN** 8' 3 max" x 10' 7 max" (2.51m x 3.23m) Refitted kitchen with a variety of wall and base units finished in cream with brushed chrome style door and drawer furniture, integrated electric oven with matching stainless steel four ring electric hob and further matching chimney style extractor hood, block effect food preparation surfaces and splash backs, stripped floor board effect floor covering, 1 and 1/2 bowl stainless steel sink with contemporary style mixer tap, coving to the ceiling, ceiling mounted spotlights, central heating radiator, useful walk in storage cupboard with Upvc double glazed opaque window to the side, Upvc double glazed window providing views over the good sized rear garden and Upvc side entrance door opens out into the side and rear.

### FIRST FLOOR ACCOMMODATION

**STAIRS AND LANDING** Carpeted staircase with timber spindles and balustrade leads to landing also with recently fitted carpet, access to roof void, Upvc double glazed window to the side and internal doors leading off.

**BEDROOM ONE** 12' 1" x 11' 6" (3.68m x 3.51m) With fitted carpet, central heating radiator and Upvc double glazed window overlooking the front.

**BEDROOM TWO** 10' 3" x 11' 0" (3.12m x 3.35m) With fitted carpet, central heating radiator and Upvc double glazed window providing views over the rear garden.

**BEDROOM THREE** 9' 2 max" x 7' 10 max" (2.79m x 2.39m) With fitted carpet, coving to the ceiling, central heating radiator and Upvc double glazed window overlooking the front.

**BATHROOM** 5' 7" x 5' 8" (1.7m x 1.73m) Refitted bathroom with modern white suite comprising pedestal wash hand basin, panelled bath with fitted shower screen, mixer tap and shower mixer, good quality ceramic splash back tiling, tile effect floor covering, stainless steel ladder style towel radiator and Upvc double glazed opaque window to the rear.



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SEPARATE W.C. 5' 7" x 2' 5" (1.7m x 0.74m) With refitted modern dual low level flush W.C., tile effect floor covering and Upvc double glazed opaque window to the rear.

#### EXTERNAL

FRONT To the front of the property is a timber perimeter fence and matching timber pedestrian access gate with walkway leading to front door and storm porch. Mature lawned garden with shrub perimeter hedging, secure timber pedestrian access gate leads to the side and rear.

SIDE AND REAR Concrete walkway to the side with access to side entrance door. To the rear is a substantial fully enclosed garden benefitting from concrete hard standing patio area and one brick built outbuilding with twin timber doors having power connected. The remainder of the garden is laid to lawn and enclosed with good quality timber perimeter edging.

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 right on to Marlborough Avenue, follow the road around where the road name changes to Malvern Road where the property is on the right hand side and can be easily identified by our Housesetc for sale board.

Council Tax: A

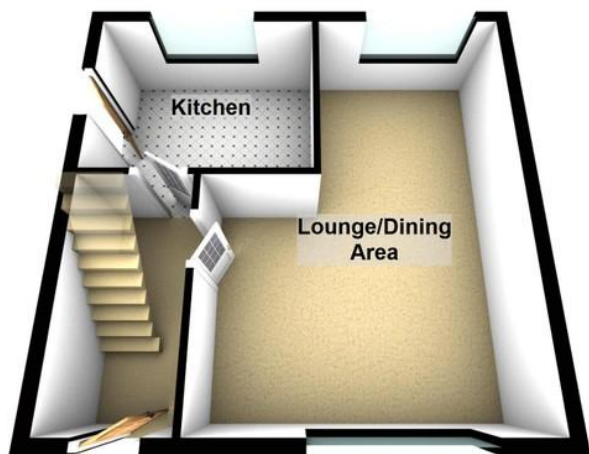






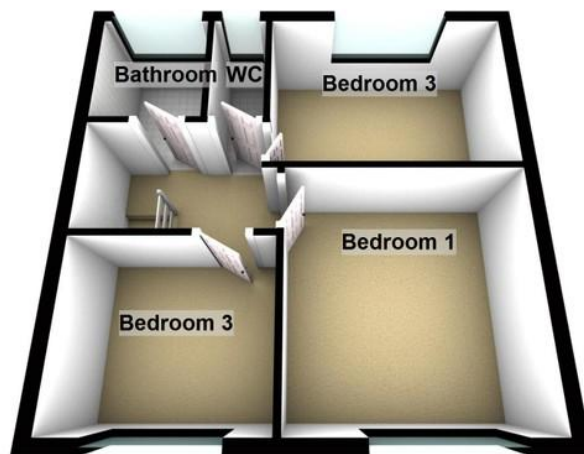
### Ground Floor

Approx. 36.0 sq. metres (388.0 sq. feet)



### First Floor

Approx. 36.0 sq. metres (387.7 sq. feet)



Total area: approx. 72.1 sq. metres (775.7 sq. feet)

