



Broompark Road
Goole
DN14 6YF

£130,000

- Semi Detached House
- Three Bedrooms
- Contemporary Kitchen
- Quality Conservatory
- Modern White Bathroom
- Enclosed Gardens
- No Onward Chain
- EPC Rating D



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'...WE LOVE SELLING HOUSES' PROPERTY SUMMARY

Housesetc Goole- Available with no onward chain, beautifully presented semi detached property boasting enclosed rear gardens, Upvc DG, gas CH and off street parking. The accommodation consists to the ground floor, entrance hall, contemporary style fitted kitchen, lounge and high quality conservatory with under-floor heating. To the first floor are three bedrooms all with fitted wardrobes and a high quality modern bathroom, viewing is strongly recommended.

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

ENTRANCE HALLWAY Benefits from good quality oak effect laminate wood flooring, double radiator, hard wired smoke alarm, useful walk in storage cupboard, stairs rising to first floor accommodation, internal door leading into lounge and opening leads into

KITCHEN 7' 4" x 8' 1" (2.24m x 2.46m) With laminate flooring running through from the hallway, fully fitted modern kitchen with a good variety of high quality wall and base units finished in high cream with brush style door and drawer furniture. Block effect food preparation surfaces and co-ordinating ceramic splash back tiling. 1 & 1/2 bowl granite effect sink with contemporary style mixer tap, integral Bosch electric oven (fitted in 2014) with four ring electric hob and electric cooker hood above, plumbing for automatic washer, concealed gas central heating boiler, double radiator, coving to the ceiling and contemporary ceiling mounted spot lights, Upvc double glazed Georgian style window with fitted Venetian blinds over looking the front.

LOUNGE 16' 7" x 14' 4" (5.05m x 4.37m) With feature Adam style fire surround with marble effect back and raised hearth housing real flame effect gas fire. Coving to the ceiling, two radiators, useful under stairs storage cupboard with fitted shelving, Upvc double glazed Georgian style window to the side, two contemporary ceiling mounted spot lights and Upvc double glazed double doors open up into

CONSERVATORY 12' 2" x 9' 8" (3.71m x 2.95m) High quality conservatory benefits from Upvc double glazed units with fitted Venetian blinds set on brick base, oak effect laminate wood flooring, power and light connected, ceiling mounted fan light and under floor heating. Upvc double glazed doors opening onto the rear.

FIRST FLOOR ACCOMMODATION

STAIRS AND LANDING Enclosed staircase with painted timber handrail leads to landing with contemporary ceiling mounted slight, access to roof void, hard wired smoke alarm, radiator, useful shelved storage cupboard containing hot water cylinder and internal doors leading off.

BEDROOM ONE 13' 3max" x 8' 0" (4.04m x 2.44m) Benefits from fitted double wardrobe containing both hanging rails and storage shelving, coving to the ceiling, contemporary ceiling mounted light, radiator, and Upvc double glazed Georgian style window with fitted roller blind to the front.

BEDROOM TWO 12' 11MAX" x 7' 4" (6.48m x 2.24m) Fitted with a good variety of bedroom furniture to incorporate wardrobe with both hanging rails and storage shelving, three double overhead storage cupboards and matching four drawer dressing table all finished in maple effect with stainless steel style door and drawer furniture. Recessed ceiling spot lights, fitted laminate wood flooring, coving to

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the ceiling, radiator and Upvc double glazed Georgian style window over looking the rear.

BEDROOM THREE 7' 7" x 6' 8" (2.31m x 2.03m) With fitted triple wardrobe incorporating half mirrored doors providing both hanging rail and storage shelving. Fitted display shelving, radiator, ceiling mounted spot lights and Upvc double glazed Georgian style window over looking the rear.

BATHROOM 6' 0" x 6' 0" (1.83m x 1.83m) Fitted with ultra modern white suite comprising dual low level flush w.c, circular pedestal mounted wash hand basin with contemporary style mixer tap, panelled bath with mixer tap and Triton electric shower over, recessed ceiling spot lights, electric extractor fan and co-ordinating ceramic splash back tiling. Stainless steel ladder style towel radiator, tile effect floor covering and Upvc double glazed Georgian style opaque window with fitted roller blind to the front.

EXTERNAL

FRONT & SIDE To the front of the property is a low maintenance block paved forecourt area with outside cold water supply, step rising to front door with storm porch, courtesy lighting and brick built wall.

To the side is a lengthy block paved driveway providing multi vehicle off street parking, timber pedestrian access gate with courtesy light leads to the rear.

REAR To the rear is a fully enclosed mature lawned garden with timber perimeter fencing and well stocked generous borders, attractive circular paved patio area, timber storage shed, power points and timber playhouse. The property benefits from Upvc soffits and fascia's through out.

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 onto Westfield Avenue, turn right onto

Newclose Lane then left onto Thorntree Lane then right onto Ivy Park Road and then left onto Broompark Road where the property is on the left hand sided and can identified by our Housesetc for sale board.

Council Tax: B

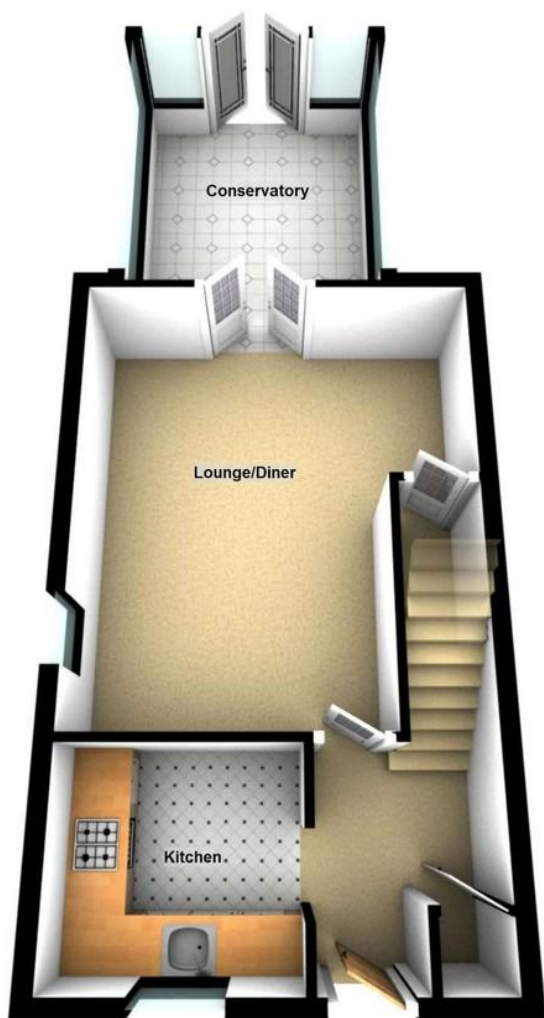




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Ground Floor



First Floor

