



Mount Pleasant  
Road  
Goole  
DN14 6LH

£139,000

- Extended Semi House
- 3 Good Sized Bedrooms
- Spacious Lounge Diner
- Fitted Dining Kitchen
- White Bath Suite
- Extensive Gardens
- Garage & Driveway
- EPC Rating E



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## '...WE LOVE SELLING HOUSES' PROPERTY SUMMARY

Housesetc Goole- extended semi detached house with generous gardens, lengthy driveway, garage, Upvc DG and gas combi boiler. The accommodation comprises to the groundfloor: reception hallway, spacious lounge diner and fitted dining kitchen. To the first floor are 3 good sized bedrooms, bathroom with white suite and separate W.C.. Viewing is advised.

**ENTRANCE** Upvc front entrance door with double glazed opaque and leaded glass insert with matching sky light leads into

**RECEPTION HALLWAY** Spacious reception hallway benefits from coving to the ceiling, radiator, battery smoke alarm, useful under stairs storage cupboard, stairs rising to first floor accommodation and internal doors leading off.

**LOUNGE DINER** 29' 0"max x 11' 0"max (8.84m x 3.35m) Extremely spacious lounge diner with stone feature fire place and raised slate tiled hearth housing gas fire, coving to the ceiling, twin ornate ceiling roses, two radiators, walk in Upvc double glazed window over looking the front and additional Upvc double glazed window to the side.

**DINING KITCHEN** 12' 4" x 14' 3" (3.76m x 4.34m) Fully fitted spacious dining kitchen with a good variety of wall and base units finished in timber effect with complimentary marble effect food preparation surfaces and co-ordinating ceramic splash back tiling, 1 & 1/2 bowl coloured sink with mixer tap, tile effect floor covering, ornate black cast iron fire place, coving to the ceiling, plumbing for automatic washer, Upvc double glazed window to both side and rear and Upvc side entrance door with double glazed opaque insert.

### FIRST FLOOR ACCOMMODATION

**STAIRS AND LANDING** Impressive staircase finished with painted timber spindles and natural time balustrade above

leads to spacious landing with matching spindles and balustrade, coving to the ceiling, battery operated smoke alarm, useful shelved storage cupboard also providing cloak hanging, fitted timber display shelving, ornate archway and access to roof void. Internal doors leading off

**BEDROOM ONE** 14' 8" into bay x 14' 10" (4.47m x 4.52m) Spacious master bedroom with coving to the ceiling, radiator and walk in Upvc double glazed window to the front.

**BEDROOM TWO** 9' 9" x 8' 10" (2.97m x 2.69m) Benefitting from coving to the ceiling, radiator and Upvc double glazed fire escape window to the side.

**BEDROOM THREE** 9' 4" x 9' 5" max (2.84m x 2.87m) With ornate arched alcove with display shelving, coving to the ceiling, radiator and Upvc double glazed window provides views over the rear garden.

**BATHROOM** 4' 4" x 8' 10" (1.32m x 2.69m) Majority tiled house bathroom with fitted white suite to include antique effect fitments, comprising pedestal wash hand basin and panelled bath with telephone style shower attachment, radiator, wall mounted gas combi boiler and Upvc double glazed opaque fire escape window to the rear

**SEPARATE W.C** 2' 7" x 4' 11" (0.79m x 1.5m) Fully tiled with tiled flooring, low level flush W.C, radiator and Upvc double glazed opaque window to the side.



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EXTERNAL

FRONT & SIDE To the front of the property is a well maintained and mature lawned garden with generous borders, brick built perimeter wall and concrete walkway leads to front door with arch storm porch with terracotta style tiled flooring.

To the side of the property are wrought iron vehicular access gates which lead to lengthy concrete driveway providing multi vehicle off street parking.

REAR To the rear of the property is a generous and well maintained garden with good quality timber perimeter fencing incorporating concrete posts and gravel boards, immediately behind the property is a paved patio area leading to mature lawned garden with well stocked generous borders, driveway leads to the rear of the garden to good sized concrete sectional garage having the benefit of both power and light connected and twin painted timber doors. To the side of the garage a further enclosed an private mature lawned garden with coniferous hedging, planting areas and stripped paved walkway leading to the rear with additional secure timber storage shed.

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

SIGNATURE

I confirm that I have checked all the details in these particulars and they are correct in all respects.

Signed \_\_\_\_\_ Date \_\_\_\_\_

Council Tax: B



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**Ground Floor**

Approx. 57.8 sq. metres (622.7 sq. feet)



**First Floor**

Approx. 52.4 sq. metres (563.9 sq. feet)



Total area: approx. 110.2 sq. metres (1186.6 sq. feet)

