



Broadacres Avenue Carlton DN14 9NE

£115,000

- Semi Detached House
- 3 Good Sized Bedrooms
- Spacious Dining Kitchen
- Groundfloor WC
- Tiled House Bathroom
- Gas Combi & Upvc Windows
- Enclosed Rear Gardens
- EPC Rating C



91 Pasture Road **T. 01405 780 666**
Goole **F. 01405 762 942**
East Yorkshire **E. info@housesetc.co.uk**
DN14 6BP **www.housesetc.co.uk**

Registered in England No 8047217 Registered Office: Suite One,
Hedley Court, Boothferry Road, East Yorkshire, DN14 6AA

WHY HOUSESETC?

Visit www.housesetc.co.uk, our superb and easy-to-use website offers useful hints & tips for buyers & sellers which could save you £1,000's, including: viewing guides, satellite property searches, also see a selection of satisfied local clients, both buyers & sellers, on the 'feedback' section.

Please feel free to follow us on Facebook, Twitter, Google+ and YouTube by searching for 'Housesetc' where we aim to keep you updated with the very latest property news & views, all our 'new' & 'reduced price' properties and much more. We aim to keep you informed & entertained.

Register now for 'Priority Property Alerts', don't miss out your dream home.

If you have a property to sell, discover our proactive approach to sales by booking a FREE valuation and expert pre marketing appointment by either, telephone, email, social media or simply call into our office. Take advantage of our individual high quality marketing options, allowing you to choose the services you require and ensure that your property STANDS OUT from the crowd with high quality interactive video tours which include street view, map, 3D floor plans and full property particulars. We lead the others follow!

'...WE LOVE SELLING HOUSES' PROPERTY SUMMARY

Housesetc Carlton- Available with no onward chain, this spacious property is located in a pleasant cul de sac in the sought after village location of Carlton, providing excellent access to the motorway network. The property benefits from Upvc windows, gas combi combination boiler and good sized fully enclosed gardens. The accommodation consists of entrance hallway, lounge, groundfloor WC and spacious dining kitchen. To the first floor are 3 good sized bedrooms and a superb fully tiled house bathroom with shower over. Viewing recommended.

GROUND FLOOR ACCOMMODATION

ENTRANCE Timber front entrance door with opaque stained and leaded glass effect insert leads into

ENTRANCE HALLWAY Good sized entrance hallway with useful under stairs storage space, central heating radiator, good sized storage cupboard with cloak hanging and storage shelving, Upvc window to the front and internal doors leading off.

LOUNGE 11' 4 max" x 14' 2" (3.45m x 4.32m) With Adam style polished timber fire surround incorporating marble effect back and raised hearth housing real flame coal effect gas fire, ceiling mounted spotlights, central heating radiator and Upvc double glazed window providing views over the rear garden.

GROUND FLOOR W.C. 2' 6" x 5' 1" (0.76m x 1.55m) With modern white suite comprising low level flush W.C., corner mounted wash hand basin, ceramic tiled walls to dado rail height and Upvc opaque window to the front.

DINING KITCHEN 17' 6" x 10' 0" (5.33m x 3.05m) Extremely spacious dining kitchen with fitted wall and base units finished in cream with block effect food preparation surfaces and co-ordinating ceramic splash back tiling, integrated dishwasher, plumbing for automatic washing machine and dryer, tile effect laminate wood flooring, central heating radiator, colour wash panelled walls, two integral shelved

storage cupboards one containing gas combination boiler, Upvc double glazed windows to both front and side and timber rear door opens out into rear garden.

FIRST FLOOR ACCOMMODATION

STAIRS AND LANDING Staircase incorporating polished timber handrail leads to landing with access to roof void, two useful shelved storage cupboard and internal doors leading off.

BEDROOM ONE 17' 7 max" x 8' 10" (5.36m x 2.69m) With good quality laminate wood flooring, central heating radiator and Upvc double glazed window overlooking the rear garden. Doorway leads into useful walk in wardrobe providing both hanging rail and storage shelving.

BEDROOM TWO 11' 9" x 9' 7" (3.58m x 2.92m) With central heating radiator and Upvc double glazed window to the side.

BEDROOM THREE 11' 9 max" x 7' 8" (3.58m x 2.34m) With central heating radiator and Upvc double glazed window to the rear.

HOUSE BATHROOM 5' 8" x 6' 5" (1.73m x 1.96m) Elegant and modern house bathroom fitted with modern white suite with contemporary style fittings comprising low level flush W.C., pedestal wash hand basin, panelled bath with Tryton electric shower over. Benefits from fully tiled walls and

91 Pasture Road
Goole
East Yorkshire
DN14 6BP
T. 01405 780 666
F. 01405 762 942
E. info@housesetc.co.uk
www.housesetc.co.uk

Registered in England No 8047217 Registered Office: Suite One,
Hedley Court, Boothferry Road, East Yorkshire, DN14 6AA



flooring, stainless steel ladder style towel radiator and Upvc double glazed opaque window to the front.

EXTERNAL

FRONT AND SIDE To the front of the property is a paved walkway which leads to front door with additional outside cold water supply. To the side a timber pedestrian access gate gives access to the side and rear. To the side of the property is a paved hard standing area ideal for bins with additional timber storage shed.

REAR To the rear is a fully enclosed mature lawned garden with good quality timber perimeter fencing incorporating concrete posts and gravel boards and timber pedestrian access gate. The rear garden is predominately laid to lawn with outside light and paved walkway.

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. Turn left on to A614 / Airmyn Road, pass through 3 roundabouts, remaining on A614. At roundabout, take 2nd exit on to A645 and at the next roundabout, take 2nd exit. Continue and at roundabout, take 1st exit on to A1041. Enter into the village of Carlton and turn left on to Mill Lane. Turn left on to Broadacres and turn left on to Broadacres Avenue where the property is on the right hand side and can be easily identified by our Housesetc For Sale board.

Council Tax: A



...we lovesellinghouses

housesetc™

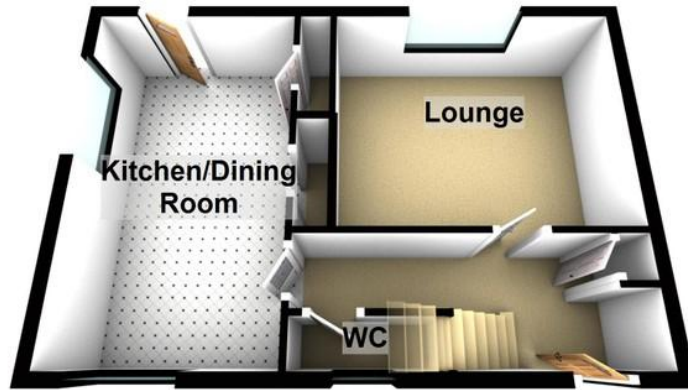


91 Pasture Road
Goole
East Yorkshire
DN14 6BP
T. 01405 780 666
F. 01405 762 942
E. info@housesetc.co.uk
www.housesetc.co.uk

Registered in England No 8047217 Registered Office: Suite One,
Hedley Court, Boothferry Road, East Yorkshire, DN14 6AA

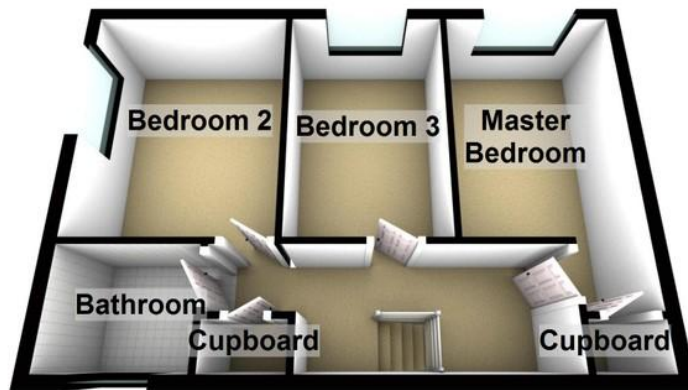
Ground Floor

Approx. 42.7 sq. metres (459.4 sq. feet)



First Floor

Approx. 42.7 sq. metres (459.2 sq. feet)



Total area: approx. 85.3 sq. metres (918.5 sq. feet)

