



Centenary Road
Goole
DN14 6NS

£155,000

- Extended Semi House
- Three Bedrooms
- Master Fully Fitted
- Two Reception Rooms
- Kitchen & Utility
- Quality White Bath Suite
- Garage & Enclosed Garden
- EPC Rating TBC



91 Pasture Road **T. 01405 780 666**
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Registered in England No 8047217 Registered Office: Suite One,
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PROPERTY SUMMARY

Housesetc Goole- Superbly presented, extended traditional semi detached house enjoys enclosed gardens, garage, gas combi boiler and Upvc DG. Retaining some charming original features the accommodation comprises to the groundfloor: entrance porch, inner hallway with beautiful circular window, under stairs cellar, dining room, lounge, kitchen with integrated cooking appliances and utility. To the first floor are three bedrooms, master bedroom being superbly fitted with a good range of furniture, high quality fitted bathroom with independent shower & bath plus separate WC. Viewing strongly recommended.

ENTRANCE

Wood grain effect Upvc double glazed front entrance door with adjoining side panels with arched stained and leaded opaque glass leads into

ENTRANCE PORCH

Impressive entrance porch with chequered tiled floor and ceramic tiled walls to dado rail height, coving to the ceiling and solid timber door with circular opaque stained and leaded glass insert leads into

ENTRANCE HALLWAY

Having coving to the ceiling, picture rail, step down into cellar / under stairs store room fitted with electric light, cloak hanging and Wood grain effect Upvc double glazed opaque window to the side. Double radiator, impressive stair case rising to first floor accommodation, impressive circular wood grain effect Upvc double glazed opaque stained and leaded glass window to the side, stripped doors leading off.

DINING ROOM 14' 10" into bay x 12' 11" max (4.52m x 3.94m)

Fitted with good quality solid wood flooring, Adam style

feature fire surround with raised ceramic tiled hearth and inset cast iron fire place housing open fire. Coving to the ceiling, dado rail, double radiator and wood grain effect Upvc double glazed leaded window with bespoke fitted window blinds to the front.

LOUNGE 13' 6" max x 10' 10" max (4.11m x 3.3m)

With timber Adam style fire surround with raised ceramic hearth housing cast iron open fireplace, coving to the ceiling, dado rail, radiator and wood grain effect Upvc double glazed double doors opening out into the rear.

KITCHEN 8' 7" x 8' 7" (2.62m x 2.62m)

Fully fitted kitchen with a range of wall and base units finished in cream and trimmed with oak effect with matching food preparation surfaces and co-ordinating ceramic splash back tiling. 1 & 1/2 bowl enamel sink with antique effect mixer tap, integrated double electric oven and four ring gas hob, coving to the ceiling, ceiling mounted spot light, radiator and wood grain effect Upvc double glazed window with fitted vertical blinds to the side. Kitchen opens into

UTILITY 5' 6" x 10' 10" (1.68m x 3.3m)

Fitted with double base unit and matching work surface with co-ordinating ceramic splash back tiling, single bowl stainless steel sink, plumbing for automatic washer, wall mounted Worcester gas combi boiler, ceiling mounted spot lights, wood grain effect Upvc double glazed window and matching Upvc door with double glazed insert opens out into rear garden.

FIRST FLOOR ACCOMMODATION

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STAIRS AND LANDING

Impressive turning staircase with turned timber spindles and stained balustrade above lead to galleried landing with wood grain effect Upvc double glazed window and fitted window blinds to the side and internal stripped doors leading off.

BEDROOM ONE 15' 4" max x 12' 11" max (4.67m x 3.94m)

Impressive fully fitted bedroom benefits from fitted wardrobes providing multi hanging rails and storage shelving, fitted pull out storage drawers, five drawer chest of drawers and matching fitted window seat, picture rail radiator and wood grain effect Upvc double glazed window with bespoke fitted blinds over looking the front.

BEDROOM TWO 11' 11" x 10' 11" (3.63m x 3.33m)

Spacious second bedroom benefits from picture rail, radiator and wood grain effect Upvc double glazed window with fitted blinds over looking the rear garden.

BEDROOM THREE/ OFFICE 8' 10" x 6' 7" (2.69m x 2.01m)

Fitted timber display / storage shelving, fitted cloak hanging, access to roof void which is boarded and access via pull down ladder, radiator and wood grain effect Upvc double glazed leaded window with fitted blinds over looking the front.

BATHROOM 5' 7" x 8' 7" (1.7m x 2.62m)

Quality fully fitted bathroom with ceramic tiled walls to dado rail height fitted with high quality white suite comprising vanish wash hand basin set in double unit with contemporary style mixer tap, independent step in tiled quadrant shower cubicle with mains fed shower and additional telephone style shower attachment, panelled bath with contemporary style mixer tap. Dark oak effect laminate wood flooring, stainless steel ladder style towel radiator, electric extractor fan and wood grain effect Upvc double glazed opaque window with fitted blinds to the side.

SEPARATE W.C 2' 9" x 5' 2" (0.84m x 1.57m)

With modern low level flush w.c, ceramic tiled walls to dado rail height, timber display/ storage shelving, electric extractor fan and wood grain effect Upvc double glazed opaque window to the side.

EXTERNAL

FRONT

To the front of the property is a brick built perimeter wall and good quality timber dividing fences with concrete posts and gravel boards, double timber gates lead to concrete driveway providing off street parking, the front garden is predominately a low maintenance pebbled area with grassed

borders, key block edging and concrete walkway to front door. Substantial additional double timber gates provides vehicular access to the side and rear with concrete driveway providing further off street parking.

GARAGE & REAR

To the rear the driveway leads to oversized concrete sectional garage with up and over door fitted with both power and light, concrete walkway to rear door with courtesy coach light. Immediately behind the property is a raised timber decking area with spindles and balustrade, the rear garden is fully enclosed with a good quality timber perimeter fencing and predominantly laid to lawn with generously stocked borders and providing a good variety of mature shrubs and trees, concrete walkway leads into the rear of the garden, secure timber storage shed with power and light, concrete patio area and impressive rose arch.

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

Leaving our office on Pasture Road turn left at the mini roundabout onto Centenary Road where the property is on the right hand side and can be identified by our Housesetc for sale board.

Council Tax:





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