



Oxford Road  
Goole  
DN14 6NY

£136,000

- Semi Detached House
- Three Bedrooms
- Two Reception Rooms
- Kitchen With Appliances
- Tiled Bathroom
- Upvc DG & Gas Combi
- Garage & Enclosed Garden
- EPC Rating TBC

91 Pasture Road    **T. 01405 780 666**  
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DN14 6BP              **www.housesetc.co.uk**

Registered in England No 8047217 Registered Office: Suite One,  
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### PROPERTY SUMMARY

Housesetc Goole- Located in an ever popular residential location and benefiting from Upvc DG, gas combi boiler, driveway, garage and enclosed gardens, this semi detached house briefly comprises: entrance hallway, lounge, separate dining room, kitchen and utility area (within garage). To the first floor all three bedrooms have fitted furniture, tiled bathroom and separate WC.

### ENTRANCE

Good size entrance hallway fitted with quality timber effect laminate wood flooring, coving to the ceiling, radiator, stairs rising to first floor accommodation and doors leading off.

### LOUNGE 13' 11" x 13' 1" max (4.24m x 3.99m)

With feature stone effect fire surround and raised hearth houses real flame effect electric fire with pebbled inserts, coving to the ceiling, radiator, Upvc double glazed Georgian style windows with fitted vertical blinds to the front and double timber door with glazed inserts leads into

### DINING ROOM 8' 6" x 8' 7" (2.59m x 2.62m)

Fitted with good quality laminate wood flooring, coving to the ceiling, ceiling mounted spot lights, radiator and Upvc double glazed Georgian style window with fitted window blinds over looks the rear.

### KITCHEN 8' 4" max x 10' 8" (2.54m x 3.25m)

Good size kitchen with a variety of wall and base units finished in oak effect with marble effect food preparation surfaces and co-ordinating ceramic splash back tiling, 1 & 1/2 bowl coloured sink with mixer tap, integrated electric oven with four ring gas hob with filter hood above, radiator, coving to the ceiling, useful under shelf storage cupboard, Upvc double glazed Georgian style window over looks the rear garden and timber door leads into

### LOBBY

With laminate wood flooring, storage shelf, Upvc door with double glazed opaque insert opens out into rear garden and internal door leads into

### GARAGE / UTILITY 19' 9" max x 10' 3" max (6.02m x 3.12m)

Fitted with power, light and water, plumbing for automatic washing machine and space for dryer, fitted wall unit, up and over garage door with personal access door to the side and Upvc double glazed Georgian style window to the rear.

### FIRST FLOOR ACCOMMODATION

### STAIRS AND LANDING

Carpeted staircase with painted timber handrail leads to landing which benefits from coving to the ceiling, access to roof void, Upvc double glazed Georgian style window to the side and internal doors leading off.

### BEDROOM ONE 11' 11" x 11' 6" max (3.63m x 3.51m)

With a range of fitted bedroom furniture to include two double wardrobes, one single wardrobe and ten drawer chest of drawers all finished in cherry wood effect with brush chrome style door and drawer furniture, original fitted fire place, coving to the ceiling, radiator and Upvc double glazed Georgian style window to the front.

### BEDROOM TWO 10' 6" x 11' 0" max (3.2m x 3.35m)

Good size double bedroom with fitted wardrobe, coving to the ceiling, radiator and Upvc double glazed Georgian style window over looking the rear garden.

### BEDROOM THREE 8' 11" max x 8' 0" max (2.72m x 2.44m)

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With fitted shelved storage cupboard (over bulkhead) containing wall mounted gas combi boiler, radiator, coving to the ceiling and Upvc double glazed Georgian style window to the front.

**BATHROOM 5' 5" x 5' 9" (1.65m x 1.75m)**

Benefits from fully ceramic tiled walls, recess ceiling spot lights, stainless steel ladder style towel radiator and fitted light coloured suite with antique effect fittings comprising pedestal wash hand basin and panelled bath with fitted shower screen and Upvc double glazed Georgian style opaque window to the rear.

**SEPARATE W.C 5' 5" x 2' 5" (1.65m x 0.74m)**

Having coving to the ceiling, low level flush w.c, and Upvc double glazed opaque Georgian style window to the rear.

**EXTERNAL**

**FRONT**

To the front of the property is a well kept mature lawned garden with generously stocked borders and brick built perimeter wall leading to pillared concrete driveway with key block inserts providing off street parking leads to garage. Concrete walkway leads to front door with storm porch.

**REAR**

To the rear is a fully enclosed mature garden with outside security light and cold water supply, comprising raised patio area and concrete hard standing stepping down to mature lawned garden fully enclosed with a combination of concrete block wall and good quality timber perimeter fencing incorporating concrete posts and gravel boards. Lawned area with paved walkway leads to rear with further raised planting area and 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**

Leaving our office on Pasture Road head left at the mini

roundabout onto Centenary Road and then turning right onto Oxford Road where the property is on the left hand side and can be identified by our Housesetc For Sale board

Council Tax: B



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