



Western Road
Goole
DN14 6QP

£120,000

- Semi Detached House
- Three Bedrooms
- Two Reception Rooms
- Kitchen with Cooking Appls
- Modern White Bathroom
- Shower Bath & Screen
- Gardens & Drive
- EPC Rating D



91 Pasture Road **T. 01405 780 666**
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PROPERTY SUMMARY

Housesetc Goole- Semi Detached House fitted modern kitchen with cooking appliances, tiled modern white bathroom with shower bath, shower over & screen, Upvc DG, 3 bedrooms, two receptions, driveway, enclosed lawned rear garden.

ENTRANCE

Upvc front entrance door with attractive Upvc double glazed opaque insert leads into

ENTRANCE HALLWAY

Spacious entrance hallway with double central heating radiator, useful under stairs storage cupboard also housing Worcester gas combination boiler with further shelved storage cupboard (former pantry) incorporating original cold shelf, Upvc double glazed opaque window to the side, stairs rising to first floor accommodation and internal doors leading off.

LOUNGE 13' 1" max x 13' 6" max (3.99m x 4.11m)

With feature fire surround, marble effect back and raised hearth housing real flame coal effect gas fire, twin fireside arched alcoves with fitted wall lights and matching ceiling light, picture and dado rails and Upvc double glazed walk in bay window to the front.

DINING ROOM 11' 0" max x 10' 11" (3.35m x 3.33m)

Benefits from laminate wood flooring, picture rail, central heating radiator and Upvc double glazed window providing views over the rear garden. Twin sliding doors lead into

KITCHEN 7' 4" x 9' 0" (2.24m x 2.74m)

Fully fitted modern kitchen with a good range of wall, base and display units finished in cream with brushed steel style door and drawer furniture, fitted electric oven and four ring

electric hob with filter hood above, 1 and 1/2 bowl stainless steel sink with contemporary style mixer tap, block effect food preparation surfaces, fully ceramic tiled walls and ceramic tiled flooring, fitted breakfast bar, double central heating radiator, ceiling mounted spotlight, Upvc double glazed window overlooking the rear garden and Upvc side entrance door with double glazed opaque insert.

FIRST FLOOR ACCOMMODATION

STAIRS AND LANDING

Turning staircase with painted turned timber spindles and balustrade leads to landing with Upvc double glazed window to the side, access to roof void and internal doors leading off.

BEDROOM ONE 13' 2" x 13' 3" max (4.01m x 4.04m)

Benefits from a good range of fitted wardrobes and overhead storage cupboards with dressing table and illuminated vanity mirror, double central heating radiator and Upvc double glazed window to the front.

BEDROOM TWO 9' 6" x 12' 3" max (2.9m x 3.73m)

To include a range of fitted wardrobes with overhead storage cupboards and matching chest of drawers, central heating radiator and Upvc double glazed window to the rear.

BEDROOM THREE 9' 8" max x 7' 0" max (2.95m x 2.13m)

Benefits from fitted timber shelved storage cupboard also with hanging rail, double central heating radiator, exposed beams to the ceiling, modern ceiling mounted spotlight and Upvc double glazed window to the front.

BATHROOM 6' 0" x 7' 11" (1.83m x 2.41m)

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Superb refitted house bathroom benefits from fully ceramic tiled walls with inset mosaic style dado rail and tiled flooring. Stainless steel ladder style towel radiator. Modern white suite incorporating dual low level flush W.C., pedestal wash hand basin with mixer tap and shaped shower bath with shower mixer and screen, exposed beams to the ceiling, electric extractor fan and Upvc double glazed opaque window to the rear.

EXTERNAL

FRONT

To the front and side of the property is a well kept shrub hedge, double wrought iron gates providing vehicular access to off street parking. Small alpine style garden to the front and walkway to the front door with storm porch and courtesy coach light. Concrete walkway with timber pedestrian access gate to the side and rear.

REAR

The rear garden is fully enclosed with good quality timber perimeter fencing incorporating concrete posts, recently laid lawned garden, paved walkway and concrete hard standing leads to corrugated garage with power and light and timber access door and outside security light.

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 & 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 where the road name changes to Westfield Avenue, turn left at the cross roads onto Western Road where the property is on the right hand side and can be identified by our Housesetc For Sale board.

Council Tax: B





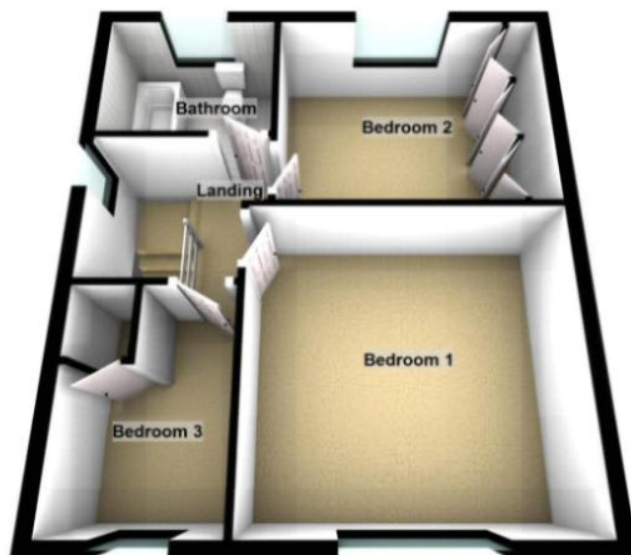
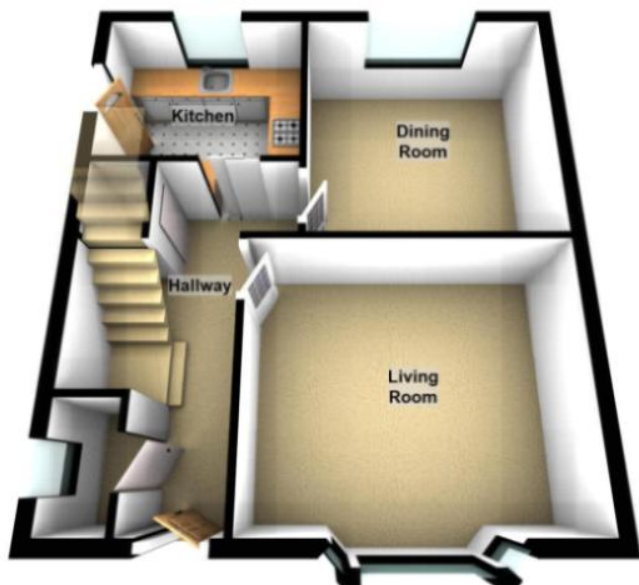
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Ground Floor

First Floor



All floorplans and measurements are provided for information purposes only. Plans should not be scaled from or used as reference.
Plan produced using The Mobile Agent.



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