



# Edinburgh Street Goole DN14 5EH

£70,000

- Forecourted Terrace
- 3 Good Sized Bedrooms
- 2 Spacious Receptions
- Modern Fitted Kitchen
- Groundfloor WC
- Modern White Bath Suite
- Power Shower Over
- EPC Rating C



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

Housesetc Goole- Spacious forecourted terrace, three good size bedrooms, two spacious reception rooms, modern fitted kitchen, groundfloor WC, white bathroom suite with 'power shower', gas combi boiler (2010), maj Upvc DG, undergone improvement programme, enclosed rear courtyard with shed.

### GROUND FLOOR ACCOMMODATION

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

**RECEPTION HALLWAY** Benefits from original coving to the ceiling, central heating radiator, stairs rising to first floor accommodation and internal door leading off.

**LOUNGE** 11' 11" x 12' 0 max" (3.63m x 3.66m) With attractive Adam style feature fire place incorporating marble effect back and raised hearth housing real flame coal effect gas fire, fitted wall lights and matching ceiling light, coving to the ceiling, dado rail, double central heating radiator and Upvc double glazed window with fitted vertical window blinds overlooking the front. Archway leads into

**DINING ROOM/SITTING ROOM** 13' 2" x 12' 0 max" (4.01m x 3.66m) With ornate decorative alcoved fireplace, fitted wall lights and matching ceiling light, coving to the ceiling, dado rail, useful under stairs storage cupboard and Upvc double glazed window with fitted vertical window blinds overlooking the rear courtyard. Internal door leads into

**KITCHEN** 16' 3 max" x 8' 0 max" (4.95m x 2.44m) Fully fitted modern kitchen with a good variety of colour washed finished wall, base and larder units trimmed in pine effect with matching door and drawer furniture, single bowl coloured sink with matching mixer tap, marble effect food

preparation surfaces with coordinating ceramic splash back tiling, laminate wood flooring, plumbing for automatic washing machine, wall mounted gas combination boiler, coving to the ceiling, double central heating radiator, Upvc double glazed window to the side and Upvc side entrance door with double glazed opaque insert. Concertina door leads into

**GROUND FLOOR W.C** 5' 1" x 2' 6" (1.55m x 0.76m) With low level flush W.C, pedestal wash hand basin, pine panelled walls to dado rail height, fitted vanity mirror coving to the ceiling and timber framed window to the rear.

### FIRST FLOOR ACCOMMODATION

**STAIRS AND LANDING** Enclosed staircase with original painted timber handrail leads to split level landing with coving to the ceiling, useful timber storage area and internal doors leading off.

**BEDROOM ONE** 12' 0" x 15' 3 max" (3.66m x 4.65m) Spacious master bedroom with fitted picture rail, central heating radiator and Upvc double glazed window with fitted vertical window blinds overlooking the front.

**BEDROOM TWO** 13' 3" x 9' 9 max" (4.04m x 2.97m) With picture rail, central heating radiator and Upvc double glazed

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window overlooking the rear.

**BEDROOM THREE** 10' 6" x 8' 2" (3.2m x 2.49m) With central heating radiator, coving to the ceiling and Upvc double glazed window to the side. Concertina door leads into

**HOUSE BATHROOM** 4' 7" x 7' 9" (1.4m x 2.36m) With modern white suite and antique effect fittings comprising low level flush W.C, pedestal wash hand basin and panelled bath with coordinating ceramic splash back tiling and fitted power shower, double central heating radiator, low maintenance pvc panelled style walls to dado rail height and Upvc double glazed opaque window with fitted horizontal blinds to the rear.

#### EXTERNAL

**FRONT** To the front of the property is a small low maintenance fore courted pebbled garden with attractive brick built perimeter walls with wrought iron railings on top and matching wrought iron pedestrian access gate with concrete walkway leading to front door.

**REAR** To the rear is a fully enclosed low maintenance courtyard style garden with raised brick edge borders and secure brick built perimeter wall, timber pedestrian access gate and 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 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.

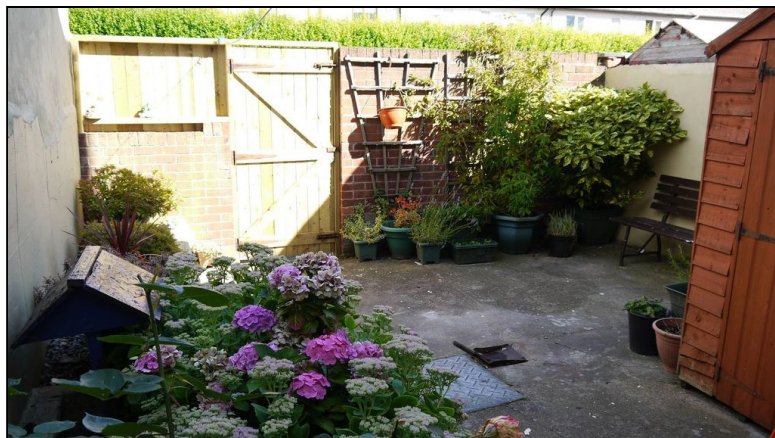
**LOCATION** Leaving our office on Pasture Road turn left at the traffic lights on to Boothferry Road. Head over the railway lines keeping left. Follow the road around on to Edinburgh Street and head over the mini roundabout and follow the road round right where road name changes to Burlington Crescent. Turn left on to Alexandra Street and at the end of the road turn left on to Argyle Street, and then immediately turn left on to Edinburgh Street where the property is on the right hand side and can be easily identified by our Housesetc For Sale board.

**NEXT STEPS?** If you wish to pursue your interest in this

property, please call into our Pasture Road offices, call us on Goole 01405 780 666 or email [info@housesetc.co.uk](mailto:info@housesetc.co.uk) at your earliest convenience, any delay may result in the property being sold to a third party.

Council Tax: A

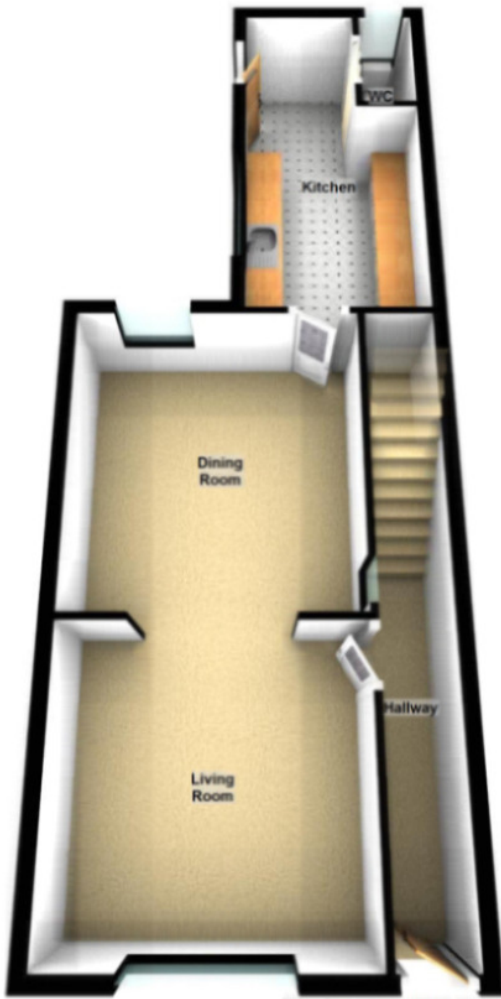




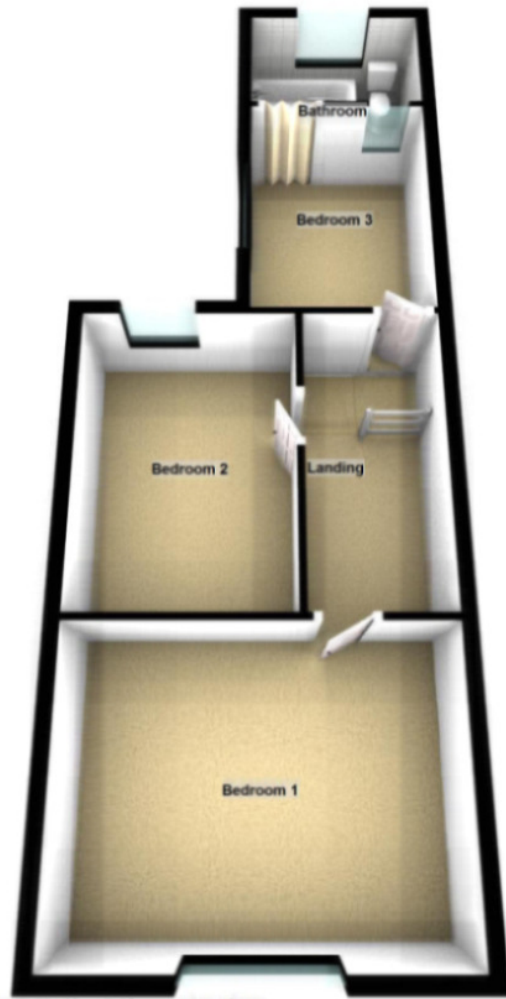
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Ground Floor



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.

