



housesetc™
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Morley Street
Old Goole
DN14 5TR

£79,995

- Three Storey Terrace
- Three Bedrooms
- Two Reception Rooms
- Spacious Dining Kitchen
- High Quality Bathroom
- Jacuzzi bath & Shower
- Gas Combi & Upvc DG
- EPC Rating D

91 Pasture Road
Goole
East Yorkshire
DN14 6BP

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



WHY HOUSESETC?

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'...WE LOVE SELLING HOUSES' PROPERTY SUMMARY

Housesetc Old Goole- Good quality 3 storey terraced house with Upvc DG, gas combi boiler, forecourt & enclosed rear courtyard available with no onward chain. The accommodation consists of entrance hall, two reception rooms with real flame gas fires and spacious dining kitchen with integrated appliances. To the first floor are two good sized bedrooms and an extremely spacious bathroom fitted with a high quality suite including Jacuzzi bath and shower cubicle. To the second floor is a further generous attic bedroom. Viewing is highly recommended.

GROUND FLOOR ACCOMMODATION

ENTRANCE Reinforced front entrance door with double glazed opaque panelled inserts and matching skylight leads into

ENTRANCE HALLWAY Spacious entrance hallway benefits from coving to the ceiling, dado rail, ornate archway, central heating radiator, stairs rising to first floor accommodation and attractive stained timber leading off.

SITTING ROOM 13' 3" x 10' 9 max" (4.04m x 3.28m) With feature matt black Adam style fire surround with raised tiled hearth and cast iron fireplace and inset ceramic tiles housing coal effect real flame gas fire, dado rail, picture rail, central heating radiator and Upvc double glazed window with fitted vertical blinds overlooking the front.

LOUNGE 14' 3" x 10' 11 max" (4.34m x 3.33m) With feature timber Adam style fire surround with raised parquet effect hearth and tiled insert housing real flame coal effect gas fire, stripped and polished floorboards, central heating radiator, attractive colour wash panel ceiling, useful shelved under stairs storage cupboard and Upvc double glazed window overlooking the rear. Stained timber door leads into

BREAKFAST KITCHEN 19' 0" x 8' 1 max" (5.79m x 2.46m) Spacious fully fitted breakfast kitchen with a variety of wall, base and display units finished in oak effect with stainless steel T-bar door and drawer furniture, integrated double

electric oven with matching four ring electric hob and stainless steel chimney style extractor hood and splash back, integrated fridge, freezer and microwave, plumbing for automatic washing machine and space for dryer, marble effect food preparation surfaces and co-ordinating ceramic splash back tiling, 1 and 1/2 bowl white enamel sink with antique effect mixer tap, recessed ceiling spotlights, two central heating radiators, tile effect floor covering with additional stripped and polished floorboards to dining area, recessed ceiling spotlights, three Upvc double glazed windows to the side with fitted window blinds and Upvc double glazed double doors opening out onto decking area

FIRST FLOOR ACCOMMODATION

STAIRS AND LANDING Enclosed staircase with painted timber handrail leads to landing with painted turned timber spindles and attractive stained balustrade above, coving to the ceiling, smoke alarm, door leading to second floor accommodation and additional stained timber doors leading off.

BEDROOM ONE 13' 4" x 14' 0 max" (4.06m x 4.27m) With fitted decorative black cast iron fireplace, coving to the ceiling, picture rail, central heating radiator and Upvc double glazed window overlooking the front.

BEDROOM TWO 11' 2 max" x 8' 9 max" (3.4m x 2.67m) With double central heating radiator, coving to the ceiling and

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Upvc double glazed window overlooking the rear.

BATHROOM 11' 0 max" x 8' 0 max" (3.35m x 2.44m)
Superbly spacious tiled bathroom fitted with a high quality white suite comprising pedestal wash hand basin with contemporary style taps, low level flush W.C., Jacuzzi bath with contemporary style mixer tap and telephone style shower attachment and independent step in tiled shower cubicle with fitted Tryon Unichrome body shower. With stainless steel ladder style towel radiator, recessed ceiling spotlights, fitted illuminated vanity mirror, integral shelved storage cupboard with colour wash louver doors also containing gas combination boiler and Upvc double glazed opaque window to the rear.

SECOND FLOOR ACCOMMODATION

STAIRS AND LANDING Door leads to turning staircase with integral shelved storage area leading to bedroom three.

BEDROOM THREE 15' 2 max" x 12' 10" (4.62m x 3.91m)
Spacious second floor bedroom with exposed beam to the ceiling, access to roof void and timber framed double glazed Velux roof window to the front.

EXTERNAL

FRONT The front of the property is an attractive low maintenance forecourt with brick built perimeter wall and attractive railings on top with matching wrought iron pedestrian access gate and concrete walkway to front door.

REAR To the rear is a low maintenance courtyard style garden being fully enclosed with brick built perimeter wall and timber fencing, raised timber decking area with matching turned timber spindles and balustrade, timber storage shed and timber pedestrian access gate to the rear.

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 line and then immediately turn right on to Mariners Street. Follow the road on to Coronation Street and road name changes to Lower Bridge Street and then changes to Bridge Street. Keep straight on to A161 / Bridge Street and follow the road round. Turn right on to Morley Street where the property is on the right hand side and can be easily identified by our Housesetc For Sale board.

Council Tax: A



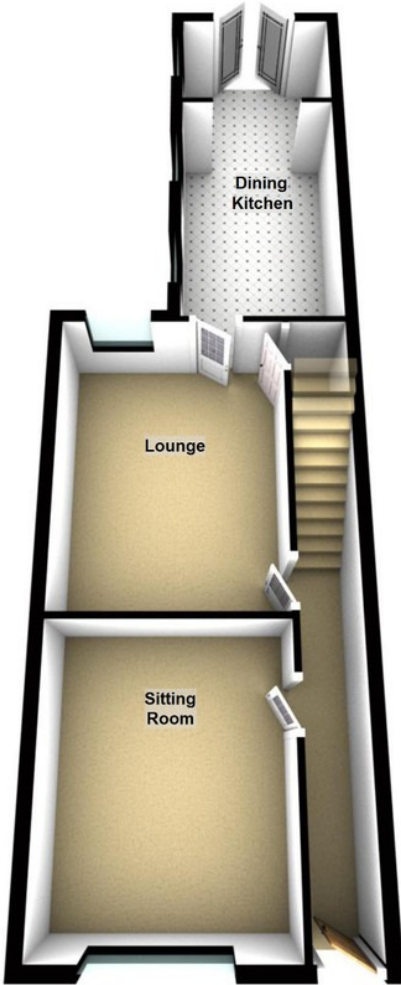


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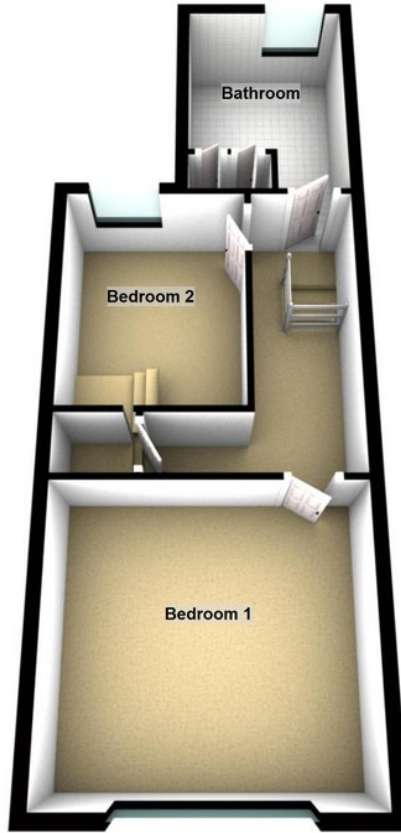
Ground Floor

Approx. 50.3 sq. metres (541.9 sq. feet)



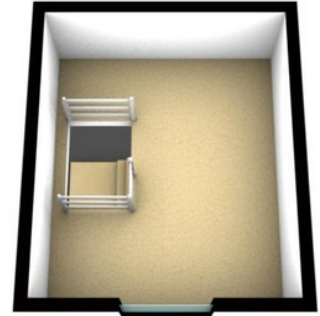
First Floor

Approx. 44.9 sq. metres (483.7 sq. feet)



Second Floor

Approx. 18.1 sq. metres (195.3 sq. feet)



Total area: approx. 113.4 sq. metres (1220.9 sq. feet)

