



# Mount Pleasant Road Goole DN14 6LH

£100,000

- Terraced House
- Three Bedrooms
- Modern White Bathroom
- Spacious Dining Kitchen
- Integrated Appliances
- Gas Combi & Upvc D.G.
- Driveway & Encl Rear
- EPC Rating D



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## '...WE LOVE SELLING HOUSES' PROPERTY SUMMARY

Housesetc Goole- Excellent quality property situated in a popular location and benefits from off street parking, enclosed rear courtyard, Upvc DG and gas combi boiler. The accommodation comprise: to the groundfloor, entrance lobby, lounge, modern dining kitchen with integrated appliances, rear lobby and superb house bathroom. To the first floor are 3 good sized bedrooms. Internal viewing is strongly recommended.

### GROUND FLOOR ACCOMMODATION

**ENTRANCE** Upvc front entrance door with double glazed opaque and patterned and stained glass insert leads into

**ENTRANCE LOBBY** 4' 4" x 4' 4" (1.32m x 1.32m) With radiator, pine panel ceiling and matching hand rail. Bi-fold door opening into

**LOUNGE** 15' 4" x 11' 10 max" (4.67m x 3.61m) Attractive marble effect feature fire surround with marble effect back and raised hearth housing real flame coal effect gas fire, oak flooring, radiator, coving to the ceiling and Upvc double glazed bay window with fitted horizontal window blinds over looking the front. Bi-fold door opens out into

**DINING KITCHEN** 8' 5" x 15' 0" (2.57m x 4.57m) Good sized fully fitted modern dining kitchen with a good variety of wall and base units finished in oak effect with brush chrome door and drawer furniture, marble effect food preparation surfaces with matching coordinating ceramic splash back tiling, integrated electric oven with four ring gas hob and matching chimney style stainless steel extractor hood. Fitted down lights, 1 & 1/2 bowl stainless steel sink with contemporary style mixer tap, tiled flooring, plumbing for automatic washer, twin ceiling mounted spot lights and Upvc double glazed window with fitted roller blind to the rear. Internal door leads into

**REAR LOBBY** 3' 3" x 5' 1" (0.99m x 1.55m) Benefits from tiled

flooring, painted panel ceiling, useful walk in cupboard with cloak hanging and Upvc side entrance door with double glazed opaque panel insert leads into rear yard. Internal door leads into

**BATHROOM** Superbly fitted modern bathroom with white suite comprising enclosed low level flush w.c, vanity wash hand basin set in white high gloss unit with matching mixer tap, panelled bath with mixer tap with superb fitted shower. Ceramic wall panelled splash backs to all walls, matching panel ceiling and attractive tiled floor, wall mounted unit with display shelving, down light and vanity mirror, radiator and Upvc double glazed opaque window with fitted roller blind to the side.

### FIRST FLOOR ACCOMMODATION

**STAIRS AND LANDING** Enclosed stair case with timber hand rail and matching wood panel ceiling, leads to landing with radiator, access to roof void via pull down loft ladder the loft is partially bordered with light.

**BEDROOM ONE** 12' 5" x 12' 0 max" (3.78m x 3.66m) With fitted oak flooring, coving to the ceiling, contemporary style spot lights, twin timber doors lead to walk in wardrobe providing both hanging rail and storage shelving, pine panel ceiling and fitted light. Additional storage cupboard with



twin pine doors, radiator and Upvc double glazed window to the front with fitted vertical window blinds.

**BEDROOM TWO** 9' 1" x 8' 9" (2.77m x 2.67m) With fitted oak flooring, coving to the ceiling, radiator and Upvc double glazed window with fitted roller blind to the rear.

**BEDROOM THREE** 5' 11" x 6' 0" (1.8m x 1.83m) With fitted oak flooring, coving to the ceiling, radiator and Upvc double glazed window with fitted roller blind to the rear.

#### EXTERNAL

**FRONT** To the front of the property is attractive wrought iron double gates with matching pedestrian access gate leads to low maintenance patterned concrete driveway providing off street parking, archway with fitted wrought iron gate leads to the rear.

**REAR** To the rear of the property is a fully enclosed low maintenance court yard style garden with good quality timber perimeter fencing comprising timber panels with concrete posts and bases, the remainder is attractively paved with outside light, power point and cold water supply, secure timber storage shed and attractive wrought iron gate to the side.

**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 go straight over the mini roundabout and turn right into Brough Street then turn left onto Mount Pleasant Road where the property can be easily identified by our Housesetc For Sale board.

Council Tax: A







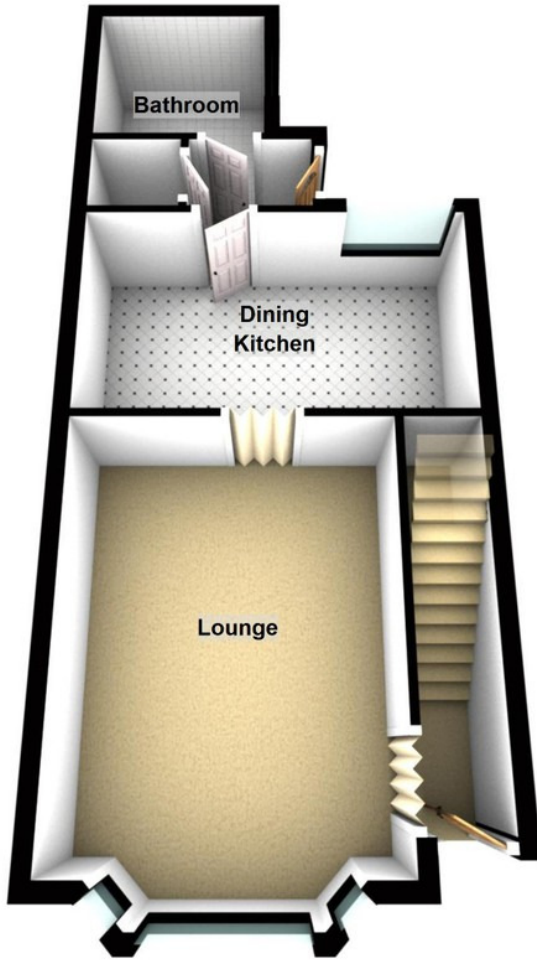
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**Ground Floor**

Approx. 41.3 sq. metres (444.1 sq. feet)



**First Floor**

Approx. 31.7 sq. metres (341.6 sq. feet)



Total area: approx. 73.0 sq. metres (785.7 sq. feet)

