



Shipcote Road  
Old Goole  
DN14 5UF

£80,000

- Inner Terraced House
- 3 Good Sized Bedrooms
- Modern Breakfast Kitchen
- Integrated Cooking Appliances
- Gas Combination Boiler
- Upvc Double Glazing
- Decked & Paved Courtyard
- EPC Rating D

91 Pasture Road    **T. 01405 780 666**  
Goole                    **F. 01405 762 942**  
East Yorkshire        **E. info@housesetc.co.uk**  
DN14 6BP                **www.housesetc.co.uk**

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



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

Housesetc Old Goole- Good sized inner terraced property benefits from Upvc DG, gas combi boiler and enclosed rear paved courtyard style garden with decking. The accommodation briefly comprises entrance lobby, spacious lounge with doors into garden, spacious kitchen appliances and breakfast bar. To the first floor are 3 good sized bedrooms and a modern white bathroom with shower over. Viewing recommended.

### GROUND FLOOR ACCOMMODATION

**ENTRANCE** Upvc front entrance door with double glazed opaque stained and leaded glass inserts leads into

**ENTRANCE LOBBY** Benefits from carpet, modern ceiling mounted spotlights, stairs rising to first floor accommodation and stained timber doors leading off.

**BREAKFAST KITCHEN** 19' 7 max" x 9' 0 max" (5.97m x 2.74m) Modern and fully fitted breakfast kitchen fitted with a range of wall and base units finished in oak effect with stainless steel T-bar door and drawer furniture, circular stainless steel sink with mixer tap and matching circular drainer, marble effect food preparation surfaces and co-ordinating ceramic splash back tiling with matching breakfast bar, tiled flooring, integrated double electric oven with four ring gas hob and stainless steel chimney style extractor hood above, integrated dishwasher, plumbing for automatic washing machine and dryer, recessed ceiling spotlights, central heating radiator, coving to the ceiling, useful under stairs storage cupboard, Upvc double glazed windows to both front and rear with fitted vertical blinds and Upvc side entrance door with double glazed opaque insert.

**LOUNGE** 19' 8" x 9' 10" (5.99m x 3m) With feature painted timber fire place housing electric fire with pebbled inserts, recessed ceiling spotlights, coving to the ceiling, two central heating radiators and Upvc double glazed window with fitted

vertical blinds overlooking the front and Upvc double glazed double doors opening out onto raised timber decking area.

### FIRST FLOOR ACCOMMODATION

**STAIRS AND LANDING** Staircase with stained timber handrail leads to landing providing access to roof void, central heating radiator, useful shelved storage cupboard, modern ceiling mounted spotlights and internal doors leading off.

**BEDROOM ONE** 13' 6" x 10' 1 max" (4.11m x 3.07m) Spacious master bedroom with coving to the ceiling, central heating radiator, useful walk in storage cupboard providing both hanging rail and storage shelving and Upvc double glazed window with fitted vertical blinds to the front.

**BEDROOM TWO** 10' 7" x 6' 0" (3.23m x 1.83m) With useful integral wardrobe providing both hanging rail and storage, central heating radiator and Upvc double glazed window with fitted vertical blinds overlooking the front.

**BEDROOM THREE** 5' 10" x 12' 5" (1.78m x 3.78m) Having coving to the ceiling central heating radiator and Upvc double glazed window with fitted vertical blind overlooking the rear.



**BATHROOM** 5' 7" x 6' 8" (1.7m x 2.03m) Modern bathroom fitted with modern white suite comprising dual low level flush W.C., pedestal wash hand basin with mixer tap and panelled bath with mixer tap, fitted electric shower and ceramic splash back tiling. Benefits from slate tiled flooring, ceramic tiled walls to dado rail height, coving to the ceiling, recessed ceiling spotlights, stainless steel ladder style towel radiator and Upvc double glazed opaque window to the rear.

#### EXTERNAL

**FRONT** To the front of the property is an enclosed mature lawned garden with hard core borders and enclosed with a good quality timber perimeter fencing incorporating concrete posts and gravel boards. Step up to front door with storm porch. Passageway leads to the rear with side entrance door and timber pedestrian access gate to the rear.

**REAR** To the rear is a fully enclosed low maintenance paved garden with good quality timber perimeter fencing and raised timber decking area incorporating matching turned timber spindles and balustrade and also fitted with outside water supply.

**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.

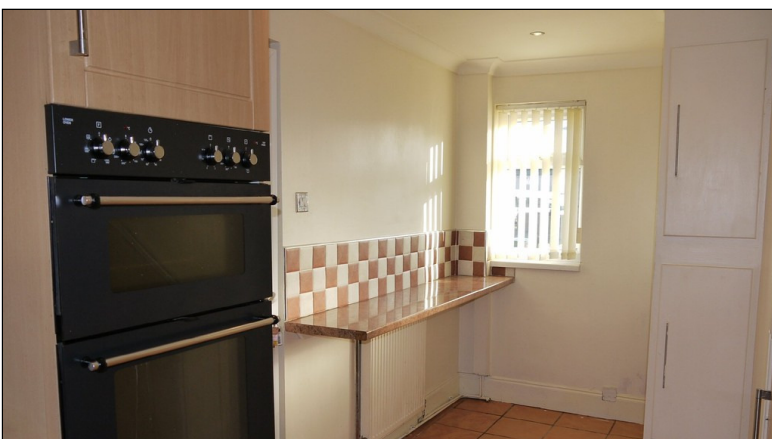
**HEATING AND APPLIANCES** The Heating and Appliances have not been tested by Housesetc.

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. Continue on to Coronation Street where road name changes to Lower Bridge Street and then changes to Bridge Street. Bear left on to A161 / Bridge Street. Turn right on to Moorland Road, turn left on to Derwent Road, and then immediately turn right on to Shipcote Road where the property is on the right hand side and can be identified by our Housesetc For Sale board.

Council Tax: A



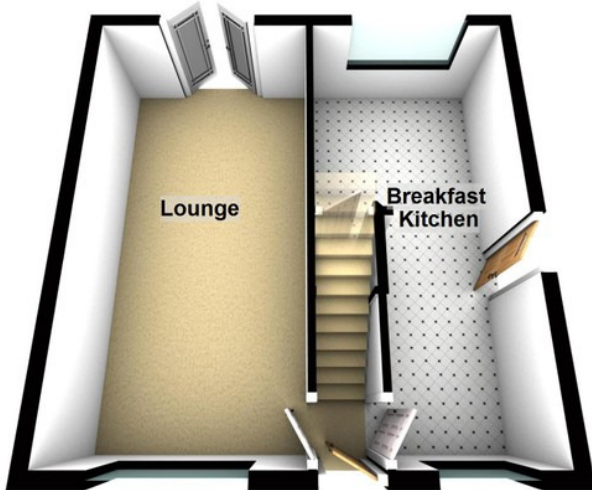


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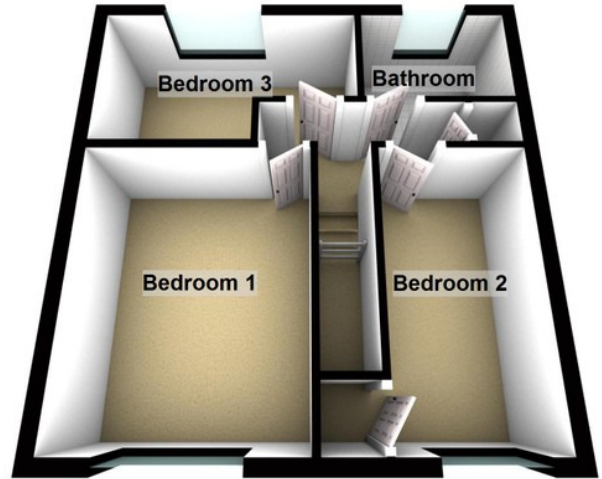
**Ground Floor**

Approx. 34.9 sq. metres (376.0 sq. feet)



**First Floor**

Approx. 34.8 sq. metres (374.9 sq. feet)



Total area: approx. 69.8 sq. metres (750.9 sq. feet)

