



Mount Pleasant Road
Goole
DN14 6LE

£85,000

- Terraced House
- Three Bedrooms
- Fitted Breakfast Kitchen
- Integrated Cooking Appliances
- Contemporary Bathroom
- Corner Bath & Shower
- No Onward Chain
- EPC Rating D



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'...WE LOVE SELLING HOUSES' PROPERTY SUMMARY

Housesetc Goole- available with no onward chain, terraced house with Upvc DG, gas combi and rear courtyard, ideally located for town centre. Accommodation consists of two reception rooms, modern shaker style breakfast kitchen with integrated cooking appliances and contemporary bathroom with corner bath & shower over and three bedrooms. Viewing advised.

GROUND FLOOR ACCOMMODATION

ENTRANCE White Upvc entrance door with patterned double glazed insert leads into

DINING ROOM 11' 4" x 15' 9 max" (3.45m x 4.8m) With oak effect laminate wood flooring, brushed steel light switch and power sockets, coving to the ceiling, useful under stairs storage cupboard, radiator, under floor heating stairs rising to first floor accommodation with a Upvc leaded double glazed window to the front. Timber door with glazed panel inserts leads into

LOUNGE 13' 0" x 15' 10" (3.96m x 4.83m) Central Adam style feature fire place with marble effect back and raised hearth. Oak effect laminate wood flooring, coving to the ceiling with brush steel light switches and power points, two radiators and Upvc double glazed leaded window to the rear. Timber door with glazed panel insert leads into

BREAKFAST KITCHEN 8' 10" x 8' 11" (2.69m x 2.72m) Fitted with a good range of wall, base and display units in a modern shaker style with marble effect food preparation surfaces and matching breakfast bar with coordinating ceramic splash back tiling. 1 and 1/2 bowl stainless steel sink with brush steel integrated electric oven, four ring gas hob and matching chimney style extractor hood above. Plumbing for automatic washer, brush steel light switch and power points. Extractor fan, tiled floor, radiator, under floor heating, Upvc double glazed window to the side with Upvc side

entrance door with patterned double glazed insert and internal door leads into

BATHROOM Contemporary bathroom incorporates white corner bath with mixer tap and electric shower over, contemporary style circular wash hand basin and white low level flush w.c. Tiled flooring and mosaic tiled walls, under floor heating, electric extractor fan, radiator and two Upvc double glazed opaque windows to the side and rear.

FIRST FLOOR ACCOMMODATION

STAIRS AND LANDING Open carpeted stairs lead to landing with access to roof void which is accessed via ladder and is boarded, doors leading off.

BEDROOM ONE 9' 11 min" x 13' 0" (3.02m x 3.96m) Benefits from integrated walk in wardrobe with timber concertina door, fitted wardrobes with inset lighting, brush chrome door furniture finished in oak effect with four full length mirrors, radiator and Upvc double glazed window to the front.

BEDROOM TWO 13' 0" x 7' 4" (3.96m x 2.24m) With radiator and Upvc double glazed leaded window to the rear.

BEDROOM THREE 10' 0" x 8' 1" (3.05m x 2.46m) With useful fitted shelved storage cupboard, radiator and Upvc double glazed leaded window to the rear.

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EXTERNAL

FRONT To the front of the property is a low maintenance forecourt with a concrete path and walk way leading to front door with raised gravelled area and a selection of plants and shrubs. Brick built perimeter wall with decorative wrought iron railings on top and matching wrought iron pedestrian access gate.

REAR To the rear of the property is a fully enclosed concrete court yard with out side light and cold water supply. Substantial timber storage shed and brick built perimeter wall with arched timber panels on top and matching timber pedestrian access gate.

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 Directions - Leaving our office on Pasture Road go straight over the mini roundabout and turn right into Brough Street then left onto Mount Pleasant Road where the property can be identified by our Housesetc For Sale board.

Council Tax: A



