



Newland Road
Goole
DN14 6EA

£118,000

- Extended Terrace House
- Three Bedrooms
- Two Reception Rooms
- Breakfast Kitchen
- Modern White Bathroom
- Gas Combi & Upvc D.G.
- Parking & Enc Gardens
- EPC Rating TBC



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 Goole- extended terraced property ideally located for the town centre and benefiting from Upvc DG, gas combination boiler, block paved drive and substantial rear gardens. The accommodation comprises of: lounge, dining room and breakfast kitchen to the groundfloor. To the first floor are three bedrooms and a modern house bathroom with good quality white suite including 'P' shaped shower bath with electric shower over. Viewing advised.

ENTRANCE Upvc front entrance door with double glazed opaque insert leads into

LOUNGE 14' 9 into bay" x 16' 2 max" (4.5m x 4.93m) With impressive feature marble effect fire surround and raised hearth houses stylish real fame Victorian cast iron fire place with pebbled inserts, good quality oak effect laminate wood flooring, coving to the ceiling, radiators, fitted wall lights and walk in square Upvc double glazed window with fitted vertical blinds over looking the rear. Timber bi-fold doors lead into

DINING ROOM 9' 7" x 16' 2 max" (2.92m x 4.93m) Dining room benefits from laminate wood flooring running through from lounge, coving to the ceiling, radiators, breakfast bar, useful under stairs storage cupboard, archway over looking the kitchen and further archway leading into

KITCHEN 9' 6" x 14' 7" (2.9m x 4.44m) With tiled flooring, fitted with wall, base and display units finished in white with marble effect food preparation surfaces and co-ordinated ceramic splash back tiling, concealed wall mounted Worcester Bosch gas combi boiler and plumbing for automatic washing machine, integrated dishwasher, 1 & 1/2 bowl stainless steel sink with contemporary style mixer tap, breakfast bar, recessed ceiling spot lights, Upvc double glazed window with fitted roller blind looks over the rear garden and Upvc entrance door with double glazed opaque insert opens out to the rear.

FIRST FLOOR ACCOMMODATION

STAIRS AND LANDING Staircase with painted timber handrails leads to landing with access to roof void and internal doors leading off.

BEDROOM ONE 15' 7 into bay" x 10' 0" (4.75m x 3.05m) Fitted with good quality laminate wood flooring, coving to the ceiling, radiator, twin wall mounted reading lights and walk in Upvc double glazed window with fitted vertical blinds to the front.

BEDROOM TWO 9' 7 max" x 10' 0 max" (2.92m x 3.05m) With coving to the ceiling, radiator and Upvc double glazed window over looking the rear garden.

BEDROOM THREE 7' 6" x 5' 11" (2.29m x 1.8m) With radiator, coving to the ceiling and Upvc double glazed window with fitted roller blind overlooking the front.

BATHROOM 4' 11" x 7' 5" (1.5m x 2.26m) Filly fitted modern house bathroom with good quality white suite comprising dual low level flush w.c, vanity wash hand basin set in white high gloss unit with two storage cupboards, display cabinet and fitted vanity mirror. 'P' shaped shower bath with contemporary style mixer tap and Triton electric shower over with ceramic tiled splash backs. Tile effect floor covering, stainless steel ladder style towel radiator, recessed ceiling spot lights, electric extractor fan and Upvc double glazed

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opaque window to the rear.

EXTERNAL

FRONT To the front of the property is a block paved parking area with brick built perimeter walls to either side.

REAR To the rear of the property is a substantial fully enclosed mature garden incorporating immediately behind the property a raised timber decking area with outside cold water supply and courtesy coach light, step down to mature lawned garden with strip paved walkway and slate inserts leading to the rear with raised paved patio area with attractive key block edging. Timber pedestrian access gate to leads 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.

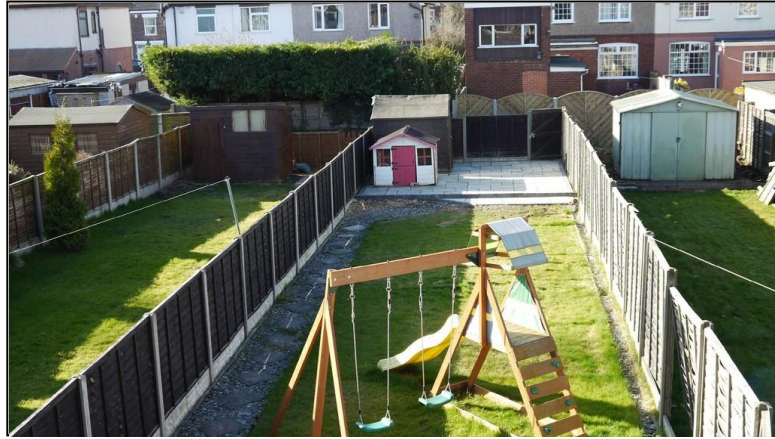
HEATING & APPLIANCE The Heating and Appliances have not been tested by Housesetc.

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 onto Centenary Road then right onto Oxford Road and then Right again onto Newland 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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