



**Carlisle Street
Goole
DN14 5EP**

£65,000

- Inner Terraced House
- Attention Landlords
- 3 Bedrooms
- Modern Fitted Kitchen
- White Bathroom Suite
- Gas Combi & Upvc D.G.
- Long Standing Tenant
- EPC Rating D



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'...WE LOVE SELLING HOUSES' PROPERTY SUMMARY

Housesetc Goole- Attention Landlords/Investors Inner terraced house with sitting tenants, 3 bedrooms (formerly 2), 2 reception rooms, modern kitchen, white bathroom suite, enclosed rear courtyard with outbuildings, gas combi & Upvc DG.

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

ENTRANCE HALLWAY With beech effect laminate wood flooring, stairs rising to first floor accommodation and internal doors leading off.

SITTING ROOM 11' 5" x 12' 1" (3.48m x 3.68m) With feature timber Adam style fire surround with marble effect back and raised hearth housing electric fire, radiator and Upvc double glazed window to the front.

LOUNGE 13' 7" x 12' 2" (4.14m x 3.71m) With feature timber Adam style fire surround with raised hearth and marble effect back, radiator and Upvc double glazed window to the rear. Walk in under stairs storage cupboard having both power and light, further internal door leads into

KITCHEN 9' 8" x 6' 10" (2.95m x 2.08m) Fitted with a good range of wall and base units finished in walnut effect with Gothic style door and drawer furniture, marble effect food preparation surfaces and co-ordinating ceramic splash back tiling. Tiled flooring, single bowl stainless steel sink with mixer tap, and stainless steel chimney style extractor hood. Plumbing for automatic washer, Upvc double glazed window to the side and Upvc side entrance door with double glazed opaque insert opens out to the side.

FIRST FLOOR ACCOMMODATION

STAIRS AND LANDING Enclosed staircase with stained timber handrail leads to split level landing with turned stained timber spindles and balustrade above, access to roof void and internal doors lead off.

BEDROOM ONE 13' 8" x 10' 0max" (4.17m x 3.05m) With radiator and Upvc double glazed window to the rear.

BEDROOM TWO 10' 2" x 11' 4" (3.1m x 3.45m) With Upvc double glazed window over looking the front.

BEDROOM THREE 11' 6" x 5' 4" (3.51m x 1.63m) With radiator and Upvc double glazed window over looking the front.

BATHROOM 10' 7" x 7' 0" (3.23m x 2.13m) Spacious house bathroom fitted with white suite comprising dual low level flush w.c, pedestal wash hand basin, panelled bath with shower mixer tap and ceramic splash back tiling. Storage cupboard containing gas combi boiler and further shelved storage cupboard (former airing cupboard). Upvc double glazed opaque window to the side.

EXTERNAL

REAR To the rear of the property is a fully enclosed courtyard style garden with brick built perimeter wall and timber pedestrian access gate, the rear courtyard contains a variety of secure outbuildings,

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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 head onto Boothferry Road cross over the railway crossing turning right onto Mariner Street, bear left at the fork and turn left at the top onto Stanhope Street. At the roundabout take the 2nd exit onto Carlisle Street where the property is on the left hand side.

Council Tax: A

