



Henry Street
Goole
DN14 6TG

£86,500

- 3 Storey Terrace
- Three Bedrooms
- Two Reception Rooms
- Modern Fitted Kitchen
- Tiled Bathroom
- Upvc DG Windows
- Enclosed Rear Courtyard
- EPC Rating TBC

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PROPERTY SUMMARY

ENTRANCE

Timber front entrance door with opaque glazed insert and matching sky light leads into

DINING ROOM 11' 5" x 12' 3" max (3.48m x 3.73m)

With attractive timber Adam style fire surround and raised tiled hearth houses attractive coal effect real flame cast iron gas fire, coving to the ceiling, stained timber dado rail and matching skirting boards, laminate wood flooring, radiator wood grain effect Upvc double glazed window with fitted horizontal blinds to the front. Internal door leads into

INNER LOBBY

With stairs rising to first floor accommodation and internal door leading into

LOUNGE 13' 3" x 12' 1" (4.04m x 3.68m)

With timber Adam style fire surround, marble effect back and raised hearth houses real flame gas fire, coving to the ceiling, radiator, wood grain effect Upvc double glazed window to the rear, stained timber dado rail and matching kick boards, useful under stairs storage cupboard, internal door leads into

KITCHEN 11' 0" x 6' 0" (3.35m x 1.83m)

Fully fitted modern kitchen with a good variety of wall and base units finished in walnut effect with stainless steel style door and drawer furniture, marble effect food preparation surfaces, 1 & 1/2 bowl stainless steel sink with mixer tap, plumbing for automatic washing machine, ceiling mounted spot lights, Upvc double glazed windows to the side and rear with fitted roller binds and Upvc rear door with double glazed opaque insert opens out into courtyard

FIRST FLOOR ACCOMMODATION

STAIRS AND LANDING

Enclosed staircase with stained timber handrail leads to landing with natural turned timber spindles and balustrade above, coving to the ceiling, internal doors leading off.

BEDROOM ONE 11' 4" x 12' 2" max(3.45m x 3.71m)

Benefits from coving to the ceiling, painted timbers dado rail, radiator and wood grain effect Upvc double glazed window fitted with venetian blinds to the front. Useful walk in storage cupboard with fitted hanging rail.

BEDROOM TWO 10' 10" x 6' 0" (3.3m x 1.83m)

With concealed wall mounted gas combi boiler, radiator and Upvc double glazed window to the rear.

BATHROOM 10' 10" x 5' 9" max(3.3m x 1.75m)

Modern bathroom benefits from fully ceramic tiled walls, storage cupboard with twin louvre doors, tile effect floor covering, fitted with white suite comprising dual low level flush w.c, pedestal wash hand basin and panelled bath with Triton electric shower over, radiator and Upvc double glazed opaque window with fitted roller blind to the rear.

BEDROOM THREE 16' 7"max x 12' 7" max (5.05m x 3.84m)

Internal door with turning staircase leads to third storey bedroom.
Spacious third storey bedroom with access to eaves storage space, radiator, Upvc double glazed dormer style window to the front.

EXTERNAL

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REAR

To the rear is a fully enclosed courtyard style garden with brick built dividing walls and concrete block perimeter wall with timber pedestrian access gate, outside light and two timber storage sheds.

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

From Boothferry road coming into Goole turn right onto Henry street 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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