



Elsie Street
Goole
DN14 6DU

£92,500

- Inner Terraced House
- Two/Three Bedrooms
- Two Reception Rooms
- Quality Fitted Kitchen
- White Bathroom Suite
- Upvc DG & Gas Combi
- Off Street Parking
- EPC Rating D



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PROPERTY SUMMARY

Housesetc Goole- Beautifully presented terraced property in a popular location benefits from gas combi CH, Upvc DG, off street parking and briefly comprises: entrance hallway, sitting room, lounge/diner and refitted good quality 'Howdens' kitchen to the ground floor. To the first floor are 2 double bedrooms, further bedroom/dressing room and bathroom with white suite and shower. Viewing highly recommended.

ENTRANCE

UPVC front entrance door with double glazed opaque insert, and matching skylight leads into

RECEPTION HALLWAY

Spacious reception hallway benefits from high ceilings fitted with coving, central heating radiator, stairs rising to first floor accommodation and internal doors leading off.

SITTING ROOM 12' 4" x 9' 7 max" (3.76m x 2.92m)

With the benefit of coving to the ceiling, central heating radiators, alcove within chimney breast for multimedia. UPVC double glazed window overlooking the front.

LOUNGE/DINER 13' 3" x 12' 8" (4.04m x 3.86m)

With modern timber effect box style fire surround, incorporating marble effect back and raised hearth houses real flame coal effect gas fire. Coving to ceiling central heating radiator, useful under stairs shelved storage cupboard. UPVC double glazed window overlooking the rear. Internal door leads into

KITCHEN 16' x 7' 3" (4.88m x 2.21m)

Modern fitted Howdens kitchen, finished in cream with stainless steel style door and draw furniture and block effect food preparation surfaces. Integrated electric oven, four ring

gas hob with perspex splash back with stainless steel chimney style extractor fan. Integrated larder style fridge freezer, dishwasher, space and plumbing for automatic washing machine. 1 & 1/2 bowl stainless steel sink with contemporary style mixer tap, radiator, coving to ceiling, ceiling mounted spotlights, colour co-ordinated window blinds. UPVC door with double glazed opaque insert. Opening onto rear courtyard.

FIRST FLOOR ACCOMMODATION

STAIRS AND LANDING

Enclosed staircase with handrail leads to landing with access to roof void and internal doors leading off.

BEDROOM 2 12' 4" x 12' 8 max" (3.76m x 3.86m)

Spacious second bedroom with central heating radiator, useful storage cupboard fitted with hanging rail, UPVC double glazed window looking out to the front.

BEDROOM 1 13' 2" x 12' 8 max" (4.01m x 3.86m)

Useful integral storage cupboard fitted with storage shelving and coat hooks, central heating radiator, UPVC double glazed window looking out onto rear, internal door leads to

BEDROOM 3/DRESSING ROOM 9' 6" x 7' 3" (2.9m x 2.21m)

Central heating radiator, concealed wall mounted gas combination boiler, UPVC double glazed window with fitted vertical blinds to the side, internal door leads into

BATHROOM (ACCES VIA BEDROOM 3) 6' 4" x 7' 3" (1.93m x 2.21m)

With tile effect floor covering and fitted with white suite comprising, pedestal wash hand basin with co-ordinating ceramic splash back tiling and fitted with vanity mirror unit.



Dual low level flush WC, panelled bath with contemporary style mixer tap, shower mixer tap, folding shower screen, and co-ordinating ceramic splash back tiling. Ceiling mounted spotlights, electrical extractor fan, central heating radiator, UPVC double glazed window with fitted vertical blinds to the rear.

EXTERNAL

REAR

Outside rear is a fully enclosed low maintenance courtyard with brick built perimeter wall, slate borders and double gates leading to off street parking. At the rear of the property there is a brick built storage unit fitted with light and space for under work top dryer and freezer.

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 APPLIANCE

The Heating and Appliances have not been tested by Housesetc.

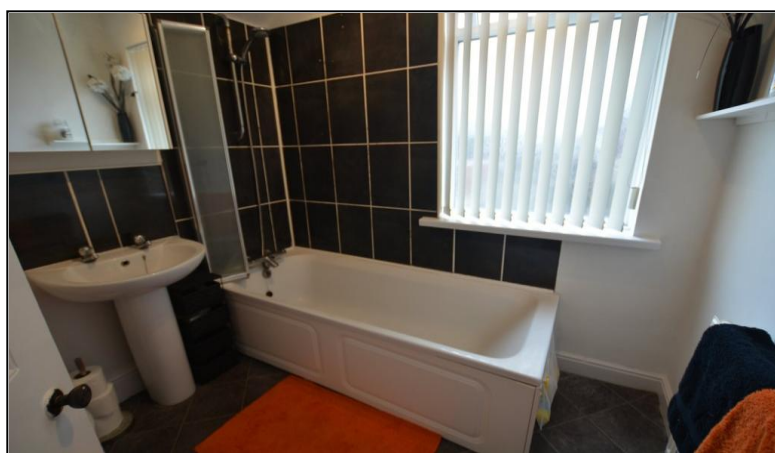
We would recommend that all the information that we provide regarding this property is verified by yourself. We do not inspect deeds and therefore any references to right of way etc need to be confirmed.

LOCATION

Leaving our office on Pasture Road, head over the mini roundabout which heads onto Westfield Avenue, then turn left onto Elsie Street, where the property is on the left hand side and can be easily identified by our Housesetc for sale board

Council Tax: A





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Ground Floor

Approx. 47.8 sq. metres (514.0 sq. feet)



First Floor

Approx. 46.2 sq. metres (496.9 sq. feet)



Total area: approx. 93.9 sq. metres (1011.0 sq. feet)

All floorplans and measurements are provided for information purposes only. Plans should not be scaled from or used as reference.
Plan produced using PlanUp.

