



housesetc™
...we lovesellinghouses



Manuel Street
Goole
DN14 6TH

£95,000

- Three Storey Terrace
- Three Bedrooms
- Two Reception Rooms
- Modern High Gloss Kitchen
- Fully Tiled Bathroom
- Gas Combi & Upvc DG
- Enclosed Rear Gardens
- EPC Rating D

91 Pasture Road
Goole
East Yorkshire
DN14 6BP

T. 01405 780 666
F. 01405 762 942
E. info@housesetc.co.uk
www.housesetc.co.uk

Registered in England No 8047217 Registered Office: Suite One,
Hedley Court, Boothferry Road, East Yorkshire, DN14 6AA



Multi 5 star rated, award winning professional qualified & accredited. Visit www.houseetc.co.uk, our easy-to-use, responsive website offers useful hints & tips for buyers & sellers which could help save you £1000's, including: viewing guides, local school, transport & crime information, additionally there is a useful 'Feedback' section which now carries scores of video testimonials.

Please follow us on Social media where we aim to keep you entertained and updated with the very latest property news & views, as well as posts of all our 'new' & 'reduced price' properties and much much more.

Register now for 'Priority Property Alerts', don't miss out on your dream home.

If you have a property to sell, book your FREE valuation appointment now!

Many thousands of agents including Housesetc are advertising their new & exclusive properties with OnTheMarket.com first, to see these properties set up an instant alert today and you'll automatically receive an email detailing properties that match your requirements.

PROPERTY SUMMARY

Housesetc Goole- Ideally located for town centre and all associated amenities, beautifully presented 3 storey terrace benefits from enclosed wall garden with outbuilding, gas combi boiler and Upvc DG. The living accommodation comprises briefly to the ground floor of two spacious reception rooms to include lounge, dining room and superb modern high gloss kitchen with integrated cooking appliances. To the first floor are two bedrooms and a modern white tiled bathroom with fitted shower whilst to the third storey is a further spacious bedrooms with fitted wardrobes. Viewing is advised.

ENTRANCE

Upvc front entrance door with double glazed opaque patterned and leaded glass inserts with matching sky light leads into

LOUNGE 11' 4" x 12' 3" max (3.45m x 3.73m)

Benefits from feature multi fuel stove set in exposed brick alcove set on tiled hearth, contemporary central heating radiator, Upvc double glazed leaded window to the front, stairs rising to first floor accommodation and internal door leading into

DINING ROOM 12' 3" max x 13' 2" (3.73m x 4.01m)

Spacious dining room benefits from coving to the ceiling, useful shelved storage cupboard, contemporary style radiator and Upvc double glazed window to the rear. Internal door leads into

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

Beautifully presented modern kitchen with a variety of wall and base units finished in cream high gloss with stainless steel style door and drawer furniture, block effect food preparation surfaces, integrated stainless steel electric oven with matching four ring gas hob and stainless steel splash back with complimentary chimney extractor hood, recessed

ceiling spot lights, 1& 1/2 bowl enamel sink with contemporary style mixer tap, plumbing for automatic washing machine, wall mounted gas combi boiler, Upvc double glazed window to both side and rear both with fitted roller blinds and Upvc rear door with double glazed opaque insert opens into rear garden.

FIRST FLOOR ACCOMMODATION

STAIRS AND LANDING

Enclosed carpeted staircase with painted timber handrail leads to landing with matching timber handrail and spindles below stairs rising to second floor accommodation and internal doors leading off.

BEDROOM ONE 11' 6" x 12' 1" (3.51m x 3.68m)

Spacious master bedroom with coving to the ceiling, useful storage cupboard with fitted hanging rail, radiator and Upvc double glazed window with leaded sky light to the front.

BEDROOM TWO 10' 6" x 6' 0" (3.2m x 1.83m)

Having coving to the ceiling, radiator and Upvc double glazed window with fitted roller blinds to the rear.

BATHROOM 7' 8" x 6' 0" max (2.34m x 1.83m)

Beautifully presented house bathroom benefits from fully ceramic tiled walls with inset ceramic dado rail, slate tiled effect laminate wood flooring, stainless steel ladder style towel radiator, electric extractor fan, coving to the ceiling. Fitted with white suite comprising low level flush W.C, pedestal wash hand basin and panelled bath with Mira electric shower over and fitted shower screen. Upvc double glazed opaque window to the rear.

SECOND FLOOR ACCOMMODATION

91 Pasture Road
Goole
East Yorkshire
DN14 6BP

T. 01405 780 666
F. 01405 762 942
E. info@houseetc.co.uk
www.houseetc.co.uk

Registered in England No 8047217 Registered Office: Suite One,
Hedley Court, Boothferry Road, East Yorkshire, DN14 6AA



STAIRCASE

Internal door leads to enclosed turning staircase leading to

BEDROOM THREE 14' 8" max x 12' 7" (4.47m x 3.84m)

Charming third storey bedroom benefits from sloping ceiling, a vast range of fitted wardrobes providing both hanging rail and storage shelving with painted Louvre doors, ceiling mounted spot lights, two radiators and Upvc double glazed window with fitted blind over looking the front.

EXTERNAL

REAR

To the rear of the property is a well presented fully enclosed walled garden, with outside light and cold water supply, comprising of attractive paved patio area which leads onto mature lawned garden whilst further to the rear is a block built secure storage unit and timber pedestrian access gate 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.

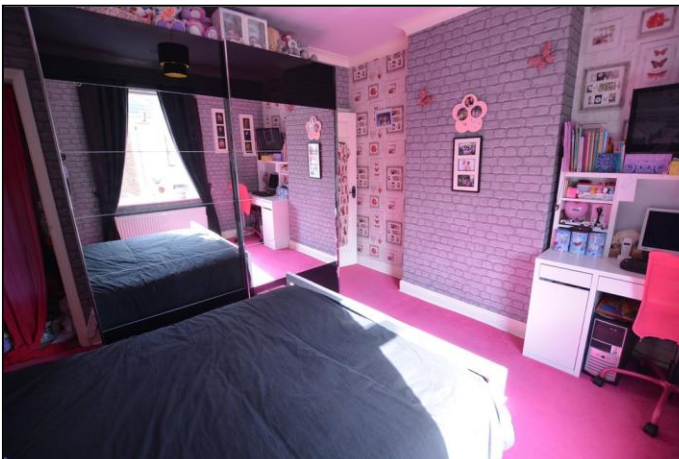
We would recommend that all the information that we provide regarding this property is verified by yourself. We do not inspect deeds and therefore any references to right of way etc need to be confirmed.

LOCATION

From Boothferry Road heading into Goole turn right onto Manuel Street where the property is on the right hand side and can be identified by our Housesetc For Sale Board.

Council Tax: A





91 Pasture Road
Goole
East Yorkshire
DN14 6BP
T. 01405 780 666
F. 01405 762 942
E. info@housesetc.co.uk
www.housesetc.co.uk

Registered in England No 8047217 Registered Office: Suite One,
Hedley Court, Boothferry Road, East Yorkshire, DN14 6AA

Ground Floor
Approx. 34.7 sq. metres (373.7 sq. feet)



First Floor
Approx. 31.1 sq. metres (334.6 sq. feet)



Second Floor
Approx. 15.0 sq. metres (162.0 sq. feet)



Total area: approx. 80.8 sq. metres (870.2 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.

