



Colonels Walk Goole DN14 6HJ

£85,000

- Substantial Terrace
- 2/3 Bedrooms
- 2 Reception Rooms
- Spacious Dining Kitchen
- Bathroom With Shower
- Upvc DG & Gas CH
- Garage & Gardens
- EPC Rating F

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



Multi 5 star rated, award winning professional qualified & accredited. Visit www.housesetc.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- Substantial terraced property benefits from Upvc DG, gas CH, enclosed rear garden and over-sized garage. The living accommodation briefly comprises to the groundfloor: Entrance hallway, two reception rooms and good sized fitted kitchen. To the first floor are 2/3 bedrooms and/or dressing room/nursery and tiled bathroom with shower over.

ENTRANCE

Upvc front entrance door with double glazed opaque and leaded oval insert leads into

ENTRANCE HALL

With good quality oak effect laminate wood flooring, coving to the ceiling, ornate archway, central heating radiator, stairs leading to first floor accommodation and internal doors leading off

SITTING ROOM 12' 0" x 11' 2" max(3.66m x 3.4m)

With decorative box style fire place, coving to the ceiling, dado rail, central heating radiator and Upvc double glazed window over looking the front.

LOUNGE 12' 0" x 14' 10"max (3.66m x 4.52m)

With contemporary box style fire surround and raised hearth housing real flame gas fire with contemporary pebbled inserts, coving to the ceiling, double central heating radiator, useful under stairs storage cupboard, Upvc double glazed window to the rear and timber glazed door and step down into

DINING KITCHEN 15' 4" x 8' 11" (4.67m x 2.72m)

Fully fitted modern kitchen with a good variety of wall and base units finished in light oak effect with stainless style door and drawer furniture, marble effect food preparation surfaces and co-ordinating ceramic splash back tiling, slate effect tile flooring, plumbing for automatic washing

machine. 1&1/2 bowl stainless steel sink with antique effect mixer tap, attractive panelled ceiling with ceiling mounted spotlights, double central heating radiator, Upvc double glazed window to the side and Upvc double glazed door with adjoining side panels opening out into rear garden.

FIRST FLOOR ACCOMMODATION

STAIRS AND LANDING

Enclosed staircase with painted timber handrail leads to landing with recess ceiling spotlights and internal doors leading off.

BEDROOM ONE 12' 0" x 14' 10"max (3.66m x 4.52m)

With a good range of fitted wardrobes and over head storage cupboards providing both hanging rail and storage, coving to the ceiling, central heating radiator and Upvc double glazed window to the front.

BEDROOM TWO 12' 0" x 14' 10" max(3.66m x 4.52m)

With coving to the ceiling, central heating radiator, useful walk in storage cupboard with both hanging rail and storage shelving, access to roof void and electric light. Upvc double glazed window over looking the rear, internal door leads into

BEDROOM THREE/NURSERY 9' 6" x 8' 11" (2.9m x 2.72m)

Fitted with a good variety of wardrobes providing both hanging rail, storage shelving, storage drawers and display shelving, ceiling mounted spot lights, dado rail, Upvc double glazed window to the side and internal door leads into

BATHROOM 5' 7" x 8' 11" (1.7m x 2.72m)

Benefitting from ceramic tiled walls to dado rail height, double central heating radiator and light coloured suite comprising dual low level flush WC, vanity wash hand basin



set in double unit with antique effect mixer taps, panelled bath with antique effect taps and Triton electric shower over and Upvc double glazed opaque window to the rear.

FRONT

To the front of the property is an enclosed low maintenance concrete courtyard with brick built perimeter wall and timber pedestrian access gate leading to front door.

REAR

To the rear of the property is a fully enclosed mature garden with outside cold water supply and courtesy coach lighting, comprising concrete hard standing area leading around to block paved patio and mature lawn with brick built perimeter walls and timber fencing on top. Timber pedestrian access gate leads to

OVER SIZED GARAGE 29' 0" x 13' 8" (8.84m x 4.17m)

Corrugated iron double garage with up and over door having the benefit of both power and light connected with additional security alarm.

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 our office on Pasture Road head over the mini round about turning right onto Colonels Walk.

Council Tax: A





91 Pasture Road
Goole
East Yorkshire
DN14 6BP

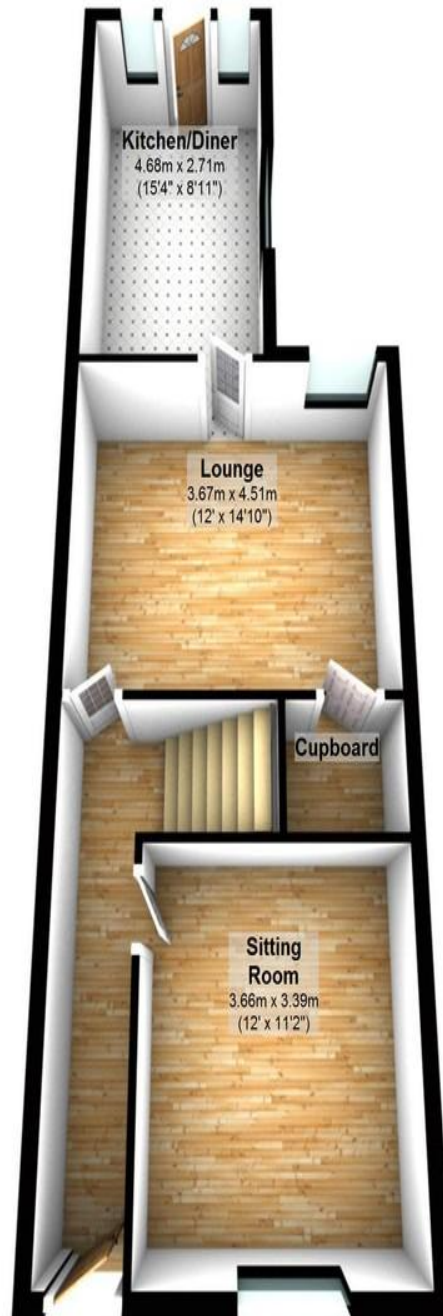
T. 01405 780 666
F. 01405 762 942
E. info@housesetc.co.uk
www.housesetc.co.uk

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



Ground Floor

Approx. 52.6 sq. metres (566.7 sq. feet)



Total area: approx. 105.3 sq. metres (1133.3 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.



First Floor

Approx. 52.6 sq. metres (566.7 sq. feet)



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

