



Thorntree Lane
Goole
DN14 6LJ

£290,000

- Individual Detached House
- Four Double Bedrooms
- En Suite & Walk-in Robes
- Spacious Kitchen & Utility
- Sun Room Extension
- Substantial Rear Gardens
- Garage & Driveway
- EPC Rating D

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



WHY HOUSESETC?

Visit www.housesetc.co.uk, our superb and easy-to-use website offers useful hints & tips for buyers & sellers which could save you £1,000's, including: viewing guides, satellite property searches, also see a selection of satisfied local clients, both buyers & sellers, on the 'feedback' section.

Please feel free to follow us on Facebook, Twitter, Google+ and YouTube by searching for 'Housesetc' where we aim to keep you updated with the very latest property news & views, all our 'new' & 'reduced price' properties and much more. We aim to keep you informed & entertained.

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

If you have a property to sell, discover our proactive approach to sales by booking a FREE valuation and expert pre marketing appointment by either, telephone, email, social media or simply call into our office. Take advantage of our individual high quality marketing options, allowing you to choose the services you require and ensure that your property STANDS OUT from the crowd with high quality interactive video tours which include street view, map, 3D floor plans and full property particulars. We lead the others follow!

'...WE LOVE SELLING HOUSES' PROPERTY SUMMARY

Housesetc Goole- Located in the popular Thortree Lane area is this highly individual and tastefully presented detached house. A driveway provides multi vehicle parking in addition to a detached brick built garage. The property also boasts Upvc DG, gas central heating and a substantial rear lawned garden with raised timber decking area. Internally the accommodation comprises, to the groundfloor: entrance hallway, sitting room, lounge diner, extremely spacious breakfast kitchen with appliances, sun room extension, fitted utility room, ground floor WC and office. To the first floor, an attractive landing gives access to four double bedrooms, 2 with good sized walk in wardrobes, master with en suite shower room and balcony overlooking rear garden plus a good quality tiled house bathroom fitted with modern white suite to include corner bath and shower cubicle. Viewing is most highly recommended.

GROUND FLOOR ACCOMMODATION

ENTRANCE Upvc front entrance door with double glazed opaque patterned insert and matching floor to ceiling opaque side panel leads into

ENTRANCE HALLWAY Light entrance hallway benefits from oak effect laminate wood flooring, central heating radiator, recessed ceiling spotlights, internal doors leading off and stairs rising to first floor accommodation with useful under stairs storage cupboard to include cloak hanging.

SITTING ROOM 15' 0 max" x 11' 0 max" (4.57m x 3.35m)
With feature contemporary style recessed real flame effect gas fire trimmed in stainless steel, original coving to the ceiling, attractive double timber doors opening into dining kitchen and wood grain effect Upvc double glazed window overlooking the front.

LOUNGE DINER 24' 4" x 12' 0" (7.42m x 3.66m) With oak effect laminate wood flooring, coving to the ceiling, two central heating radiators, twin plaster ceiling roses, Upvc double glazed wood grain effect window to the side and walk in Upvc double glazed bay window overlooking the front.

BREAKFAST KITCHEN 17' 0" x 16' 8" (5.18m x 5.08m)
Stunning and spacious fully fitted breakfast kitchen with a good range of wall and base units finished in timber effect with brushed chrome style door furniture, fitted central

breakfast bar with integral microwave oven, integrated dishwasher, free standing Platinum DB3 range cooker finished in stainless steel with matching splash back and stainless steel chimney style extractor hood, marble effect food preparation surfaces and co-ordinating ceramic splash back tiling, 1 and 1/2 bowl stainless steel sink with mixer tap, recessed ceiling spotlights, tiled flooring and central heating radiator. Breakfast kitchen opens out into

SUN ROOM EXTENSION 13' 2" x 16' 10" (4.01m x 5.13m)
Beautiful sun room extension benefits from good quality Karndean flooring, two central heating radiators, recessed ceiling spotlights, twin timber framed double glazed Velux roof windows to the rear and double wood grain effect Upvc French doors with matching full height side panels opening out onto decking area.

INNER HALLWAY Inner hallway benefits from Karndean flooring, central heating radiator, recessed ceiling spotlights, wood grain effect Upvc door with matching side panel opens out to the side and internal doors leading off.

OFFICE 15' 10" x 7' 7" (4.83m x 2.31m) With Karndean flooring, recessed ceiling spotlights and wood grain effect Upvc double glazed window to the side.

UTILITY ROOM 10' 11" x 8' 0" (3.33m x 2.44m) Fitted with



wall and base units to match the kitchen, marble effect worksurface with co-ordinating ceramic splash back tiling, single bowl stainless steel sink with mixer tap, plumbing for automatic washing machine, attractive and hardwearing tiled flooring, central heating radiator, Upvc double glazed rear door and Upvc wood grain effect double glazed window to the rear with matching door opening out onto decking area. Further internal door leads into

GROUND FLOOR W.C. 2' 8" x 4' 9" (0.81m x 1.45m) With tiled flooring, dual low level flush W.C., recessed ceiling spotlights and electric extractor fan.

FIRST FLOOR ACCOMMODATION

STAIRS AND LANDING Impressive staircase with painted turned timber spindles and balustrade lead to landing with matching turned timber spindles and balustrade, coving to the ceiling, recessed ceiling spotlights, access to roof void, wood grain effect Upvc double glazed window overlooking the front and internal doors leading off.

BEDROOM ONE 16' 10" x 10' 11" (5.13m x 3.33m) Wood grain effect Karndean flooring, recessed ceiling spotlights, central heating radiator, spacious walk in wardrobe providing both hanging rails and storage shelving and Upvc wood grain effect double glazed double doors open out onto rear balcony trimmed with wrought iron railings giving stunning views over the rear garden. Internal door leads into

EN SUITE 4' 9" x 6' 8" (1.45m x 2.03m) Benefits from fully tiled walls and modern white suite comprising concealed low level flush W.C., vanity wash hand basin set in double unit, independent step in shower cubicle with mains fed shower, stainless steel ladder style towel radiator, tile effect floor covering, wood grain effect Upvc double glazed window to the rear.

BEDROOM TWO 17' 0" x 9' 8" (5.18m x 2.95m) Spacious second bedroom with coving to the ceiling, recessed ceiling spotlights, spacious walk in wardrobe providing both hanging rail and storage shelving, wood grain effect Upvc double glazed window provides unobstructed views over the rear garden.

BEDROOM THREE 8' 9" x 11' 1" (2.67m x 3.38m) Benefits from recess ceiling spotlights, coving to the ceiling, central heating radiator, wood grain effect Upvc double glazed window overlooking the front.

BEDROOM FOUR 8' 8" x 10' 10" (2.64m x 3.3m) With oak effect laminate wood flooring, good sized double integral

wardrobe providing both hanging rail and storage shelving, central heating radiator and wood grain effect Upvc double glazed window to the front.

HOUSE BATHROOM 8' 7" x 6' 8" (2.62m x 2.03m) High quality fully tiled house bathroom fitted with modern white suite comprising corner bath with mixer tap, vanity wash hand basin set in double unit with mixer tap and concealed low level flush W.C., independent step in quadrant shower cubicle with mains fed shower. With recessed ceiling spotlights, electric extractor fan, stainless steel ladder style towel radiator.

EXTERNAL

FRONT To the front of the property is a fully enclosed low maintenance garden incorporating gravelled area with ornamental well and concrete driveway providing multi vehicle off street parking. Block paved walkway to front door with storm porch and courtesy coach light. Double wrought iron vehicular access gates lead to further concrete driveway with additional off street parking, courtesy coach light, side entrance door and further wrought iron access gate into the rear garden. Driveway leads to detached brick built garage with fitted roller door, two wood grain effect Upvc double glazed windows to the side and timber pedestrian access door. The garage is fitted with both power and light with extremely useful eaves storage space. Also in the garage is a fitted water closet with modern white low level flush W.C. and wall mounted wash hand basin.

REAR To the rear of the property pillared storm porch runs the full width of the property with recessed spotlights leads onto an expansive raised timber decking area with matching timber spindles and balustrade. Decking area leads onto mature lawned garden with some timber perimeter fencing.

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 over the mini roundabout where the road name changes to Westfield Avenue. Turn right on to Newclose Lane and turn left on to



...we lovesellinghouses

housesetc™

Thorntree Lane where the property is on the left hand side
and can be easily identified by our Housesetc for sale board.

Council Tax: D



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



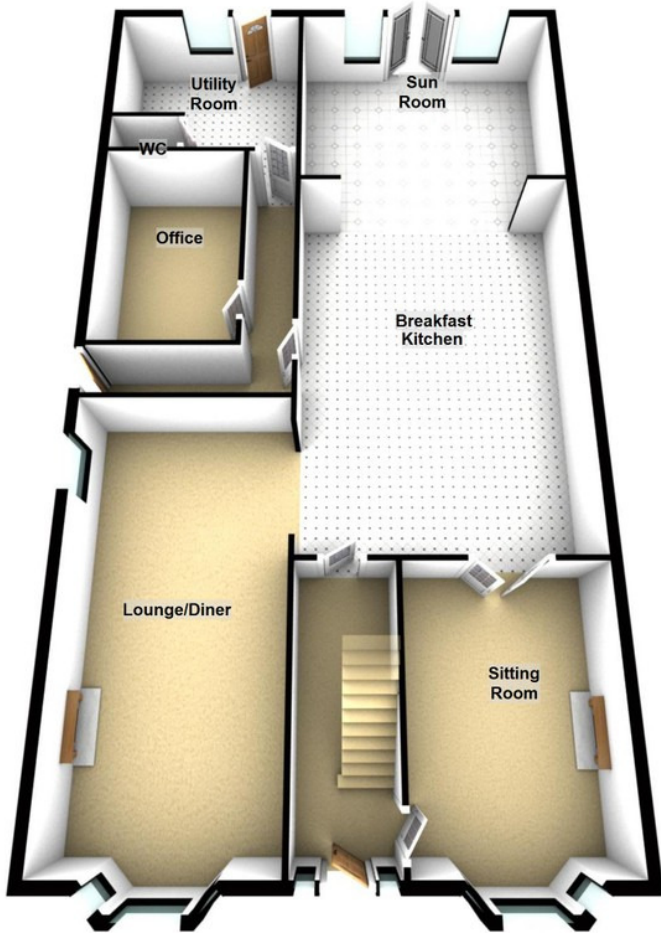
91 Pasture Road
Goole
East Yorkshire
DN14 6BP

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. 142.9 sq. metres (1537.7 sq. feet)



First Floor

Approx. 77.5 sq. metres (834.1 sq. feet)



Total area: approx. 220.4 sq. metres (2371.8 sq. feet)

