



Kirkham Court
Goole
DN14 6JU

£232,000

- Vastly Extended House
- Four/Five Bedrooms
- Modern Bath & En Suite
- Nursery/Dressing Room
- Superb Kitchen & Utility
- Quality Conservatory
- Dbl Garage & Room Above
- EPC Rating C



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Registered in England No 8047217 Registered Office: Suite One,
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'...WE LOVE SELLING HOUSES' PROPERTY SUMMARY

Housesetc Goole- Popular cul de sac location, substantially extended detached property, open aspect to rear, double detached garage with extremely useful games room/office above, excellent quality utility room, modern high gloss & timber style units, spacious dining kitchen, fitted high gloss units, re-fitted W.C., spacious 'L' shape lounge, good size Upvc conservatory, four/five bedrooms, re-fitted quality en suite to master, dressing room/nursery, tiled modern house bathroom, enclosed side & rear gardens, multi vehicle parking, security system, gas combination boiler and Upvc DG. Viewing strongly recommended.

GROUND FLOOR ACCOMMODATION

ENTRANCE Upvc entrance door with double glazed opaque patterned insert leads into

INNER HALLWAY Benefits from coving to the ceiling, radiator, stairs rising to first floor accommodation, Upvc double glazed opaque window to the front and Upvc front entrance door with double glazed opaque insert and doors leading off.

LOUNGE DINER 22' 2 max" x 18' 0 max" (6.76m x 5.49m)
With good quality marble effect fireplace and raised hearth housing real flame gas fire, coving to the ceiling, 3 ceiling mounted lights and matching wall lights, two radiators, Upvc double glazed bay window over looking the front and additional Upvc double glazed window over looking the rear. Upvc double glazed patio doors opening into

CONSERVATORY 11' 0" x 10' 1" (3.35m x 3.07m) Spacious quality conservatory consists of brick base with Upvc double glazed units on top, quality tiled flooring and having the benefits of both power and light connected. Upvc double glazed windows over look the rear garden and Upvc double glazed double door open out into rear garden.

KITCHEN DINER 18' 6 max" x 10' 1 max" (5.64m x 3.07m)
Fully fitted modern kitchen diner with a good variety of wall, base and display units, finished in cream high gloss with brush chrome door furniture, integrated wine rack, marble

effect food preparation surfaces and matching splash backs, 1 & 1/2 bowl granite effect sink with matching mixer tap, chimney style extractor hood, laminate wood flooring running through from the utility room, coving to the ceiling, under cupboards down lights, twin ceiling mounted lights and Upvc double glazed windows to both front and rear. Internal door leads into

UTILITY ROOM 19' 4" x 8' 0" (5.89m x 2.44m) Fully fitted modern utility room with a good range of wall, base and larder units finished in metallic high gloss silver and beech effect with brush chrome door furniture, marble effect work surfaces, good quality oak laminate wood flooring, plumbing for automatic washer, dishwasher and dryer. Single bowl stainless steel sink with modern mixer tap, coving to the ceiling, twin ceiling spot lights, electric extractor fan, stainless steel effect power sockets and light switches, Upvc double glazed window to the front, Upvc double glazed window over looking the rear and Upvc side entrance door with double glazed opaque patterned insert to the side.

GROUND FLOOR W.C. Good quality down stairs w.c, benefits from 'ROCA' corner pedestal wash hand basin and dual low level flush w.c, good quality ceramic tiled walls, inset dado rail, coving to the ceiling, recessed ceiling spot lights, radiator, oak effect laminate wood flooring and Upvc double glazed opaque window to the front.

FIRST FLOOR ACCOMMODATION

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STAIRS AND LANDING Stair case consists of polished timber spindles and balustrade above which leads to landing with coving to the ceiling, access to roof void, useful shelved storage cupboard housing hot water cylinder and doors leading off.

BEDROOM ONE 11' 7 max" x 13' 6 max" (3.53m x 4.11m)
With oak effect laminate wood flooring, coving to the ceiling, twin radiators and twin Upvc double glazed windows overlooking the front. Internal doors leading off to en suite and dressing room / nursery / bedroom five.

EN SUITE Fully refitted modern en suite facility fitted with high quality white suite comprising dual low level flush W.C., vanity wash hand basin set in timber effect unit with contemporary style mixer tap, ceramic tiled splash backs and oval vanity mirror, independent step in quadrant shower cubicle with fitted electric shower and marble effect splash backs. With stainless steel ladder style towel radiator, recessed ceiling spotlights and Upvc double glazed opaque window overlooking the rear.

DRESSING ROOM/NURSERY/BEDROOM FIVE 19' 3" x 7' 11" (5.87m x 2.41m) Currently used as a dressing room, benefiting from oak effect laminate wood flooring, twin ceiling mounted spot lights, access to roof void, radiator, Upvc double glazed opaque window to the rear and additional timber framed double glazed velux roof window to the front.

BEDROOM TWO 10' 7 min" x 11' 8 max" (3.23m x 3.56m)
With useful integral shelved storage cupboard providing hanging rail and storage shelving, coving to the ceiling, ceiling mounted spot lights, radiator and Upvc double glazed window overlooking the front.

BEDROOM THREE 11' 5" x 8' 10 max" (3.48m x 2.69m) With coving to the ceiling, radiator Upvc double glazed window providing views over open fields and countryside.

BEDROOM FOUR 6' 9" x 8' 5" (2.06m x 2.57m) Good sized fourth bedroom benefits from oak effect laminate wood flooring, coving to the ceiling, ceiling mounted spot light, radiator and Upvc double glazed window providing views over open fields.

BATHROOM Good quality contemporary fitted house bathroom benefits from ceramic tiled walls with inset dado rail, ladder style towel radiator and white three piece suite comprising dual low level flush w.c, pedestal wash hand basin with contemporary style mixer tap and panelled bath with

fixed shower screen, mixer tap and shower attachment. Coving to the ceiling, recessed ceiling spot light, medicine cupboard with Upvc double glazed opaque patterned window to the rear.

EXTERNAL

FRONT To the front of the property is a low maintenance slate effect pressed concrete sweeping driveway providing multi vehicle off street parking for up to four vehicles, outside power points and lighting. Small open plan lawned garden to the front and driveway leads to garage, step up to front door and side door to utility room.

GARAGE 24' 0" x 17' 8" (7.32m x 5.38m) Detached brick built double garage benefits from electric remote control up and over door, power and light connected, Upvc double glazed window to the rear and Upvc double glazed side entrance door. Fixed stair case leads to first floor.

FIRST FLOOR 14' 8" x 17' 7" (4.47m x 5.36m) (With restricted headroom) Stair case leads to first floor ideal for use as office / play room with laminate wood flooring, recessed ceiling spot lights and power points. twin timber framed double glazed velux windows to the front and matching timber framed double glazed velux window to the rear.

SIDE To the side is a brick built perimeter wall with timber a pedestrian access gate which leads to fully enclosed and separate side garden with block paved patio gravelled area and good variety of mature shrubs and trees and timber perimeter fencing. Step up to side door and timber access gate leads round to the rear.

REAR To the rear is a fully enclosed substantial lawned garden with flagged and blocked paved walkway, good quality timber perimeter fencing with concrete posts and bases, outside cold water supply and outside lights.

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.



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LOCATION Directions - Leaving our office on Pasture Road
Continue onto Westfield Avenue Turn right onto Newclose
Lane Bear right onto Coniston Way Turn left onto Kirkham
Court where the property is on the right hand side and can
be identified by our Housesetc For Sale board.

Council Tax: D



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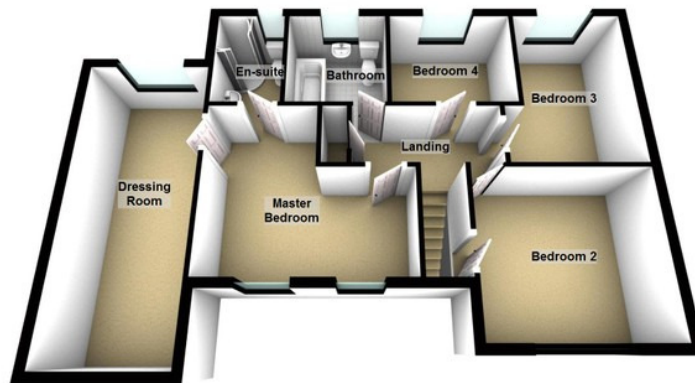
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Ground Floor
Approx. 77.1 sq metres (829.8 sq feet)



First Floor
Approx. 66.7 sq metres (718.4 sq feet)



Total area: approx. 143.8 sq. metres (1548.2 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 The Mobile Agent.

