



Mayfield
Goole
DN14 6NN

£205,000

- Modern Detached House
- Four Bedrooms & En Suite
- Stunning Dining Kitchen
- Superb Tiled Bathroom
- Quality Spa Bath
- Equipped Home Office
- Gardens & Double Garage
- EPC Rating C



91 Pasture Road **T. 01405 780 666**
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'...WE LOVE SELLING HOUSES' PROPERTY SUMMARY

Beautifully presented detached house, 4 bedrooms, superb modern en suite shower & fitted wardrobes. Stunning modern dining kitchen, integrated appliances, high quality tiled bathroom with spa bath, ground floor WC, solar powered hot water, gas CH, fully equipped home office, generous gardens, detached double garage, open views to rear, popular cul de sac location.

GROUND FLOOR ACCOMMODATION

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

ENTRANCE HALLWAY Elegant entrance hallway benefits from coving to the ceiling double central heating radiator, extremely useful under stairs storage cupboard, stairs rising to first floor accommodation and internal doors leading off.

DINING KITCHEN 18' 5 max" x 10' 1 max" (5.61m x 3.07m) Superb modern dining kitchen with a good variety of wall and base units finished in high gloss zeberano effect with stainless steel T-bar door and drawer furniture with fitted down lights, integrated five ring gas hob with matching stainless steel chimney style extractor hood and splash back, fitted electric double oven, plumbing for automatic washing machine and dishwasher, stainless steel circular sink with matching drainer and contemporary style mixer tap, recessed ceiling spotlights and coving to the ceiling. Spacious dining area, double central heating radiator, Upvc double glazed Georgian style windows to both front and rear and Upvc side entrance door with double glazed opaque insert opens onto driveway.

LOUNGE 22' 3 max" x 17' 9 max" (6.78m x 5.41m) With contemporary recessed remote controlled real flame gas fire with log inserts, coving to the ceiling, two central heating

radiators, Upvc double glazed Georgian style bow window overlooking the front with Upvc double glazed Georgian style window and matching double glazed French doors with floor to ceiling side panels opening out onto decking area.

GROUND FLOOR W.C. Benefits from ceramic tiled walls to dado rail height and suite comprising low level flush W.C., corner mounted wash hand basin, central heating radiator, coving to the ceiling and Upvc double glazed opaque window to the front.

FIRST FLOOR ACCOMMODATION

STAIRS AND LANDING Staircase with painted spindles and matching balustrade above leads to landing which provides access to roof void, coving to the ceiling, useful shelved storage cupboard housing hot water cylinder with mirrored door and internal doors leading off.

BEDROOM ONE 11' 7 max" x 13' 6 max" (3.53m x 4.11m) Benefits from a range of fitted wardrobes providing both hanging rails and storage shelving with full height mirrored doors, coving to the ceiling, two central heating radiators and twin Upvc double glazed Georgian style windows overlooking the front. Internal door leads into

EN SUITE 6' 8" x 4' 9" (2.03m x 1.45m) Beautifully presented

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and modern en-suite shower room benefits from fully ceramic tiled walls and contemporary style white suite to include dual low level flush W.C., vanity wash hand basin with mixer tap set in white high gloss unit with stainless steel door furniture, independent step in shower cubicle with mains fed shower, stainless steel ladder style towel radiator, oak finish laminate wood flooring and Upvc double glazed opaque window to the rear.

BEDROOM TWO 10' 7 max" x 11' 6 max" (3.23m x 3.51m) With fitted mirrored wardrobes providing both hanging rail and storage shelving and additional shelved storage cupboard, coving to the ceiling, central heating radiator and Upvc double glazed Georgian style window overlooking the front.

BEDROOM THREE 11' 4" x 8' 7 max" (3.45m x 2.62m) With attractive solid bamboo floor, central heating radiator, coving to the ceiling and Upvc double glazed Georgian style window providing stunning views to the rear.

BEDROOM FOUR 6' 9" x 8' 5" (2.06m x 2.57m) Benefits from coving to the ceiling, central heating radiator and Upvc double glazed Georgian style window providing views over the rear.

HOUSE BATHROOM 6' 8" x 6' 11" (2.03m x 2.11m) Superb high quality house bathroom benefits from ceramic tiled walls with inset mosaic effect dado rail and white suite comprising spa bath with contemporary style mixer tap and shower attachment, concealed low level dual flush W.C. and vanity wash hand basin with contemporary style mixer tap set in solid oak unit. Tiled flooring, stainless steel ladder style towel radiator, coving to the ceiling, recessed ceiling spotlights with dimmer switch and Upvc double glazed opaque Georgian style window to the rear.

EXTERNAL

FRONT To the front of the property is a small open plan lawned garden with strip paved walkway to front door with step and courtesy coach light.

SIDE To the side of the property is a double width driveway providing multi vehicle off street parking with side entrance door and contemporary courtesy lighting. Driveway leads to detached brick built double garage with up and over door having both power and light connected. Wrought iron pedestrian access gate leads to rear.

REAR To the rear is a fully enclosed predominately lawned garden with good quality timber perimeter fencing with

concrete gravel boards, outside hot and cold water supplies, raised timber decking area with turned timber spindles and balustrade, Upvc guttering's and downpipes, outside security lighting. To the rear of the garage is a further substantial lawned garden area and pathway leading to free standing timber constructed office.

OFFICE 13' 6" x 9' 7" (4.11m x 2.92m) Superb fully equipped office with separate consumer unit, cat 5 cable for broadband, telephone point, laminate wood flooring, roof mounted LED lighting, storage cupboards, fitted office furniture and three timber framed windows to the side and a further timber framed window to the front all with fitted venetian blinds. The office is fully insulated.

SOLAR PANELS The property is equipped with owned outright solar panels which provides hot water to the property.

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 Directions - Leaving our office on Pasture Road head over the roundabout and continue until turning right onto Newclose Lane follow onto Coniston Way and follow until the road turns into Mayfield where the property is on the left hand side and can be identified by our Housesetc for sale board.

Council Tax: D

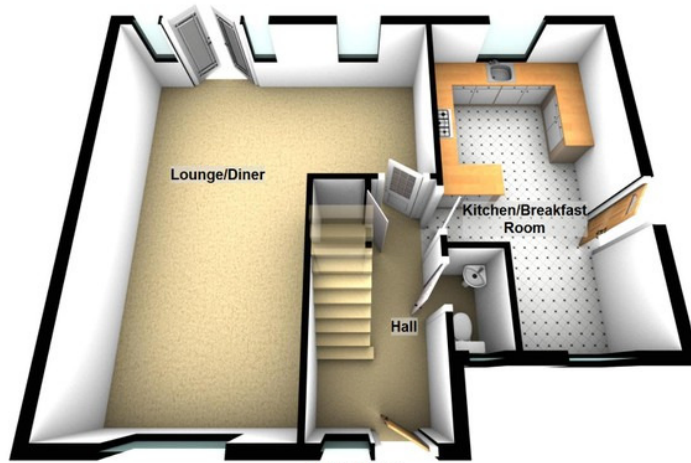




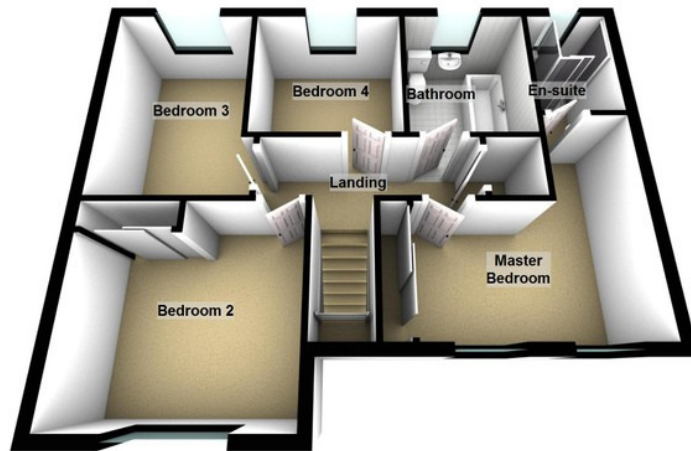
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Ground Floor



First Floor



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.

