



Garthorpe Road
Adlingfleet
DN14 8JB

£250,000

- Individual Detached House
- Four Bedrooms
- En Suite & G'floor WC
- Modern Dining Kitchen
- Quality White Bath Suite
- Double Garage & Parking
- No Onward Chain
- EPC Rating C



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 Adlingfleet- available with immediate vacant possession, superb detached house enjoys views over open farmland in a rural village location. This individually designed property boasts lawned gardens, double garage and multi vehicle block paved parking. The accommodation comprises lounge, dining kitchen, groundfloor WC, four bedrooms, master having en suite, plus modern bathroom. Viewing is highly recommended.

GROUND FLOOR ACCOMMODATION

ENTRANCE Upvc front entrance door with attractive arched double glazed opaque insert and matching full height opaque double glazed side panels leads into

RECEPTION HALLWAY Spacious and welcoming entrance hallway with hardwired smoke alarm, central heating radiator, useful under stairs storage cupboard, attractive turning staircase rising to first floor accommodation, internal doors leading off and additional walk in storage/cloak room with tiled flooring, central heating radiator and Upvc double glazed sash style window to the front.

LOUNGE 26' 7" x 15' 4 max" (8.1m x 4.67m) With two central heating radiators, twin Upvc double glazed sash style windows overlooking the churchyard to the front and Upvc double glazed double doors with matching side panels opening out onto decking area and providing excellent views of open farmland.

BREAKFAST KITCHEN 15' 3" x 10' 5" (4.65m x 3.18m) Fully fitted modern breakfast kitchen with integrated appliances to include; electric oven and four ring electric hob with matching stainless steel chimney style extractor hood above, larder style fridge freezer, dishwasher and automatic washing machine. Fully fitted with a good range of wall, base and display units finished in cream with stainless steel style T-bar door and drawer furniture, solid block effect food preparation surfaces and matching breakfast bar, recessed

ceiling spotlights, tiled flooring, 1 and 1/2 bowl stainless steel sink with mixer tap, central heating radiator, twin Upvc double glazed sash style windows overlooking the church to the front, Upvc double glazed sash style window providing excellent views over farmland to the rear and Upvc side entrance door with double glazed opaque insert.

GROUND FLOOR W.C. 7' 7" x 3' 2" (2.31m x 0.97m) With good quality tiled flooring and fitted with modern white suite comprising dual low level flush W.C. and corner mounted wash hand basin with mixer tap and co-ordinating ceramic splash back tiling. With central heating radiator and Upvc double glazed opaque sash style window to the rear.

FIRST FLOOR ACCOMMODATION

STAIRS AND LANDING Charming turning staircase with turned timber spindles and balustrade and arched Upvc Georgian style window providing stunning views to the rear. Galleried style landing with turned timber spindles and balustrade, access to roof void, central heating radiator, smoke alarm and internal doors leading off.

BEDROOM ONE 15' 2" x 10' 5" (4.62m x 3.18m) With central heating radiator, coving to the ceiling, twin Upvc double glazed sash style windows overlooking the church to the front and Upvc double glazed double doors opening out onto balcony with timber flooring and attractive wrought iron spindles and balustrade with excellent views of open

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



farmland to the rear. Internal door leads into

EN SUITE 5' 2" x 4' 9" (1.57m x 1.45m) Modern en suite shower room fitted with modern white suite comprising dual low level flush W.C., corner mounted wash hand basin and independent step in quadrant shower cubicle with mains fed shower. Benefits from fully ceramic tiled walls and tiled flooring, stainless steel ladder style towel radiator, recessed ceiling spotlights, electric extractor fan and shaver point.

BEDROOM TWO 12' 3" x 15' 4 max" (3.73m x 4.67m) With central heating radiator and twin Upvc double glazed sash style windows to the front.

BEDROOM THREE 13' 11" x 8' 6 min" (4.24m x 2.59m) Having central heating radiator and Upvc double glazed sash style window providing views over farmland.

BEDROOM FOUR 10' 11" x 6' 5" (3.33m x 1.96m) With central heating radiator and Upvc double glazed sash style window providing views over farmland to the rear.

BATHROOM 5' 2" x 9' 4" (1.57m x 2.84m) Fitted with modern white suite comprising pedestal wash hand basin with contemporary style mixer tap, dual low level flush W.C., shower bath with mixer tap and telephone style shower attachment, mains fed shower and fitted shower screen. Benefitting from good quality ceramic tiled walls with inset mosaic style dado rail and tiled flooring, recessed ceiling spotlights, electric extractor fan, shaver point, stainless steel ladder style towel radiator and Upvc double glazed opaque sash style window to the front.

EXTERNAL

FRONT To the front of the property a brick built retaining wall with twin pillars gives access to block paved driveway providing multi vehicle off street parking with outside security light and cold water supply. Block paved step up to front door with twin courtesy coach lights and storm porch. Block paved driveway to the side leading to brick built double garage fitted with both power and light and Upvc double glazed opaque window to the rear.

SIDE To the side of the property is a mature lawned garden and block paved walkway with matching steps up to side entrance door.

REAR To the rear is a paved patio area with partial shaded area, additional lawned garden with step up to raised timber decking area having turned timber spindles and balustrade and courtesy coach light with doors leading back into the

lounge. Step down from the decking to additional paved area. The side and rear garden provides stunning views over open farmland

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 turn left at the traffic lights on to Boothferry Road, cross over the railway lines and then immediately turn right on to Mariners Street. Follow the road around and keep left on to Coronation Street. Road name changes to Lower Bridge Street and road name changes to Bridge Street. Keep straight on to A161 / Bridge Street. Follow into the village of Swinefleet and turn left at the roundabout on to Church Lane. Turn right on to Main Street and continue where the road name changes to Penny Hill Cottages. Keep straight towards Hill Crest and keep straight on to Hill Crest, keep straight towards Townend Causeway. Keep straight on to Townend Causeway and continue where road name changes to Hoggard Lane. Turn left on to Garthorpe Road and turn right to stay on Garthorpe Road where the property is on the left hand side and can be easily identified by our Housesetc For Sale board.

Council Tax: E





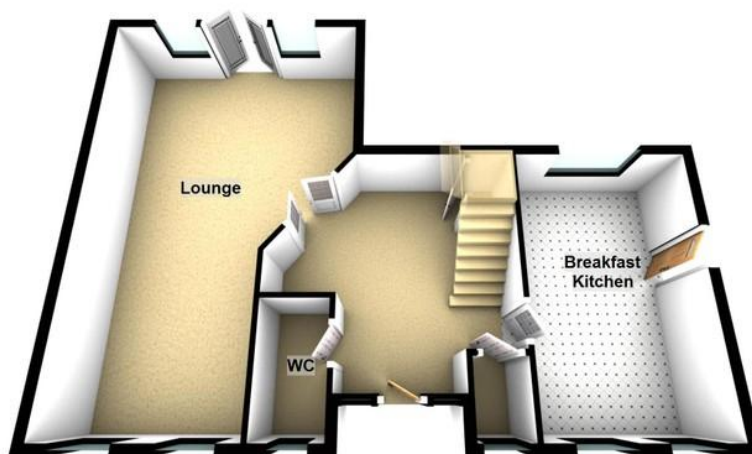
91 Pasture Road
Goole
East Yorkshire
DN14 6BP

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

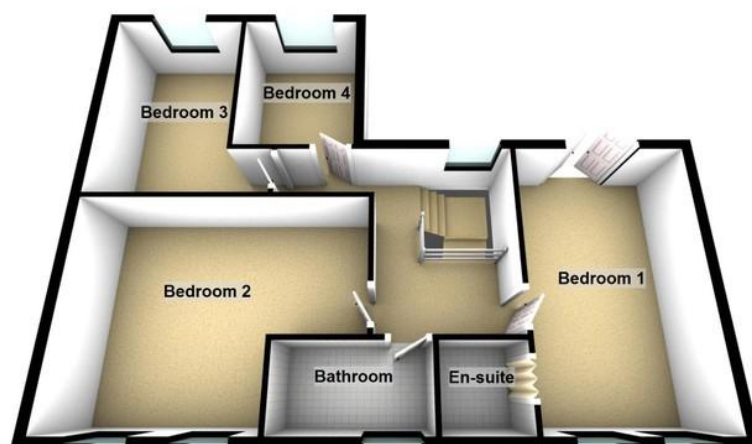
Ground Floor

Approx. 70.6 sq. metres (760.4 sq. feet)



First Floor

Approx. 72.4 sq. metres (779.4 sq. feet)



Total area: approx. 143.0 sq. metres (1539.7 sq. feet)

