



Kirkham Court
Goole
DN14 6JU

£200,000

- Modern Detached House
- Four Good Sized Beds
- Superb Modern En Suite
- Fitted Breakfast Kitchen
- Quality Bathroom Suite
- Dining Room & G'flr WC
- Garage & Gardens
- EPC Rating TBC



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PROPERTY SUMMARY

Housesetc Goole- enjoying a popular cul de sac position this well presented detached house benefits from Upvc DG, gas CH, driveway, garage and enclosed gardens. The living accommodation briefly comprises to the ground floor: entrance hallway, cloakroom, lounge, separate dining room and modern fitted breakfast kitchen. To the first floor are four good sized bedrooms, master with superb re-fitted (2016) en suite shower room and modern house bathroom with re-fitted suite (2016). Viewing advised.

ENTRANCE

Upvc front entrance door with double glazed opaque and patterned insert with adjoining full height Upvc double glazed leaded opaque side panel leads into

ENTRANCE HALLWAY

With good quality oak effect laminate wood flooring, double radiator, coving to the ceiling, useful double storage cupboard, stairs rising to first floor accommodation and internal doors leading off.

GROUND FLOOR W.C 6' 6" x 3' 8" max (1.98m x 1.12m)

Fitted with low level flush w.c. wall mounted wash hand basin with co-ordinating ceramic splash back tiling, coving to the ceiling, radiator and Upvc double glazed leaded window with fitted window blind to the front.

LOUNGE 20' 0" into bay x 12' 0" max (6.1m x 3.66m)

With feature fireplace with marble effect back and raised hearth houses real flame gas fire with pebbled inserts, coving to the ceiling, decorative dado rail, double radiators and walk in square Upvc double glazed leaded bay window with fitted blinds to the front. Double timber doors with glazed opaque

inserts leads into

DINING ROOM 10' 7" x 11' 1" (3.23m x 3.38m)

Spacious dining room benefits from coving to the ceiling, decorative dado rail, radiator and Upvc double glazed patio doors opening out onto block paved patio area. Internal door leads into

BREAKFAST KITCHEN 17' 11" max x 9' 2" max (5.46m x 2.79m)

Fully fitted modern breakfast kitchen with a good variety of wall, base and display units finished in oak effect with marble effect food preparation surfaces and co-ordinating mosaic style splash back tiling and additional marble effect breakfast bar. 1 & 1/2 bowl coloured sink with mixer tap, plumbing for automatic washer and under counter space for dryer and refrigerator, fitted 'Diplomat' stainless steel cooking range with 6 ring gas hob, electric oven, stainless steel splash backs and co-ordinating stainless steel chimney style extractor hood above. Concealed wall mounted gas boiler, 3 ceiling mounted spot lights, fitted laminate wood flooring, Upvc double glazed window with fitted roller blind to the rear and timber entrance door to the side.

FIRST FLOOR ACCOMMODATION

STAIRS AND LANDING

Turning staircase incorporating stained timber spindles with balustrade above leads to landing with coving to the ceiling, access to roof void useful shelved storage cupboard also containing hot water cylinder and internal doors leading off.

BEDROOM ONE 10' 4" x 13' 0" (3.15m x 3.96m)

Spacious master bedroom with coving to the ceiling, radiator

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and Upvc double glazed window providing open views to the rear. Internal door leads into

EN SUITE 7' 2" max x 5' 1" max (2.18m x 1.55m)
Refitted in January 2016 to include contemporary dual low level flush w.c and wash hand basin with good quality ceramic tiled walls to dado rail height, tiled double shower cubicle fitted with mains fed shower, recess ceiling spot lights, coving to the ceiling and Upvc double glazed opaque window with fitted roller blind to the side.

BEDROOM TWO 13' 3" max x 12' 4" max (4.04m x 3.76m)
Spacious second bedroom benefits from coving to the ceiling, radiator and walk in square Upvc double glazed leaded bay window with fitted blinds to the front.

BEDROOM THREE 10' 5" max x 7' 7" min (3.18m x 2.31m)
Having coving to the ceiling, radiator and Upvc double glazed window providing excellent views to the rear.

BEDROOM FOUR 10' 5" max x 11' 4" max (3.18m x 3.45m)
Fitted with coving to the ceiling, radiator and Upvc double glazed leaded window to the front.

BATHROOM

Elegant house bathroom fitted with a good quality white suite (January 2016) to incorporate dual low level flush w.c, pedestal wash hand basin with contemporary style mixer tap, P shaped shower bath with fitted shower screen, shower attachment and mixer tap. Good quality ceramic tiled splash backs, decorative coving to the ceiling, tile effect floor covering, radiator and Upvc double glazed opaque window with fitted venetian blinds to the side.

EXTERNAL

FRONT

To the front of the property is a mature open plan lawned garden with a combination of pebbled and well stocked Alpine style borders, walkway to front door with storm porch and courtesy coach light, pebbled parking area and additional concrete driveway leads to;
Brick built garage with up and over door having the benefit of both power and light connected, walkway to the side with wrought iron pedestrian access gate which leads to the rear.

SIDE & REAR

To the side is paved patio area with step up to door with courtesy coach light, leading round to the rear with concrete hard standing having outside cold water supply and security lighting. Block paved patio area with step up to mature fully

enclosed lawned garden with a combination of good quality timber perimeter fencing incorporating concrete posts and gravel boards and coniferous hedging.

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.

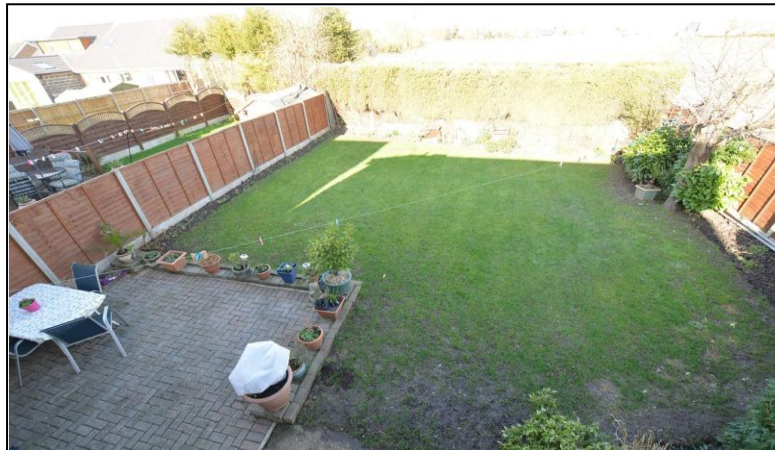
We would recommend that all the information that we provide regarding this property is verified by yourself. We do not inspect deeds and therefore any references to right of way etc need to be confirmed.

LOCATION

Leaving our office on Pasture Road head over the mini roundabout onto Westfield Avenue turning right onto Newclose Lane which leads onto Coniston Way turn left into Kirkham Court were the property is at the bottom left hand side into the cul-de-sac and can be identified by our Housesetc For sale board.

Council Tax: D





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