



# College Close Goole DN14 6US

£225,000

- Modern Detached House
- 4 Double Bedrooms
- En Suite Shower Room
- Kitchen With Appliances
- Utility & Cloaks
- Multi Vehicle Parking
- Enclosed Rear Gardens
- EPC Rating TBC

91 Pasture Road T. 01405 780 666  
Goole F. 01405 762 942  
East Yorkshire E. [info@housesetc.co.uk](mailto:info@housesetc.co.uk)  
DN14 6BP [www.housesetc.co.uk](http://www.housesetc.co.uk)

Registered in England No 8047217 Registered Office: Suite One,  
Hedley Court, Boothferry Road, East Yorkshire, DN14 6AA



## WHY HOUSESETC?

Multi 5 star rated, award winning professional qualified & accredited. Visit [www.housesetc.co.uk](http://www.housesetc.co.uk), our easy-to-use, responsive website offers useful hints & tips for buyers & sellers which could help save you £1000's, including: viewing guides, local school, transport & crime information, additionally there is a useful 'Feedback' section which now carries scores of video testimonials.

Please follow us on Social media where we aim to keep you entertained and updated with the very latest property news & views, as well as posts of all our 'new' & 'reduced price' properties and much much more.

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

If you have a property to sell, book your FREE valuation appointment now!

Many thousands of agents including Housesetc are advertising their new & exclusive properties with OnTheMarket.com first, to see these properties set up an instant alert today and you'll automatically receive an email detailing properties that match your requirements.

### PROPERTY SUMMARY

Housesetc Goole- Spacious modern detached property benefits from a private end of cul-de-sac position. The accommodation briefly comprises: entrance hallway, good size lounge-diner, fitted kitchen, utility room, ground floor WC and converted garage used as office. To the first floor are 4 spacious double bedrooms, en suite to master plus modern house bathroom. Part exchange considered. Viewing strongly recommended.

### ENTRANCE

Composite front entrance door with double glazed opaque and leaded insert leads into

### ENTRANCE HALL

Light entrance hallway benefits from good quality Karndean flooring, coving to the ceiling, smoke alarm, central heating radiator, stairs rising to first floor accommodation and internal doors leading off.

### LOUNGE 15' 9" x 11' 5" (4.8m x 3.48m)

With feature timber Adams style fire surround incorporating marble effect back and raised hearth houses real flame effect gas fire, good quality engineered wood flooring, coving to the ceiling, ceiling mounted spotlight, central heating radiator, Upvc double glazed walk in Georgian window over looking the front garden. Lounge opens into

### DINING ROOM 9' 2" x 10' 4" (2.79m x 3.15m)

With engineered wood flooring running through from lounge, coving to the ceiling, ceiling mounted light, central heating radiator and Upvc double glazed double doors opening out to the rear.

### DINING KITCHEN 12' 10" x 11' 6" (3.91m x 3.51m)

Fully fitted modern dining kitchen fitted with a good variety of wall and base units finished in beech effect with stainless steel T bar door and drawer furniture, integrated double electric oven with four ring gas hob and matching chimney style extractor hood above. Marble effect food preparation surfaces and coordinating mosaic splash back tiling, 1&1/2 bowl enamel sink with contemporary style mixer tap, plumbing for dishwasher, good quality tile effect Karndean flooring, central heating radiator, recess ceiling spotlights. Upvc double glazed Georgian style window over looking the rear and useful under stairs storage cupboard, internal door leads into

### UTILITY ROOM 9' 2" x 5' 2" (2.79m x 1.57m)

Fitted with modern base and larder style units finished in beech effect with stainless T bar door and drawer furniture, marble effect work surfaces with coordinating mosaic splash back tiling. Tile effect Karndean flooring running through from kitchen, electric extractor fan, central heating radiator and Upvc rear door with double glazed opaque insert opens out into the garden. Internal door leads into

### CLOAKROOM 3' 4" x 5' 2" (1.02m x 1.57m)

Fitted with modern white suite comprising dual low level flush WC, wall mounted miniature wash hand basin with coordinating ceramic splash back tiling, good quality Karndean tile effect flooring, electric extractor fan, central heating radiator and Upvc double glazed opaque window to the side.

### OFFICE/GARAGE CONVERSION 10' 7" x 10' 3" (3.23m x 3.12m)

Fitted with central heating radiator, power points, coving to the ceiling, with remainder of the garage retained for

91 Pasture Road  
Goole  
East Yorkshire  
DN14 6BP  
T. 01405 780 666  
F. 01405 762 942  
E. [info@housesetc.co.uk](mailto:info@housesetc.co.uk)  
[www.housesetc.co.uk](http://www.housesetc.co.uk)

Registered in England No 8047217 Registered Office: Suite One,  
Hedley Court, Boothferry Road, East Yorkshire, DN14 6AA



storage space to the front.

#### FIRST FLOOR ACCOMMODATION

##### STAIRS AND LANDING

Carpeted staircase with painted turn timber spindles with stained timber balustrade above leads to landing with further painted turned timber spindles and balustrade above, coving to the ceiling, smoke alarm, access to roof void, useful shelved storage cupboard containing gas combination boiler and internal doors leading off.

##### BEDROOM ONE 17' 8" x 10' 2" (5.38m x 3.1m)

Spacious master bedroom having coving to the ceiling, central heating radiator and Upvc double glazed Georgian style window to the front with fitted timber venetian blinds. Internal door leads into

##### EN-SUITE 7' 11" x 6' 9" (2.41m x 2.06m)

Good sized en-suite shower room with ceramic tiled walls to dado rail height and fitted with modern white suite comprising dual low level flush WC, his and hers Ideal Standard pedestal wash hand basins with contemporary style mixer taps and shaver/electric tooth brush points, step in tiled shower cubicle with mains fed shower, central heating radiator, recess ceiling spotlights, electric extractor fan and Upvc double glazed opaque window with fitted venetian blinds over looking the front.

##### BEDROOM TWO 17' 1"max x 10' 7" (5.21m x 3.23m)

Spacious second bedroom with coving to the ceiling, central heating radiator and Upvc double glazed window to the front.

##### BEDROOM THREE 12' 4" x 10' 2" (3.76m x 3.1m)

Good sized third bedroom with central heating radiator and Upvc double glazed window with fitted timber venetian blinds over looking the rear.

##### BEDROOM FOUR 8' 3" x 10' 7" (2.51m x 3.23m)

Fourth double bedroom with coving to the ceiling, central heating radiator and Upvc double glazed window with fitted venetian blinds over looking the rear.

#### EXTERNAL

##### FRONT & SIDE

To the front of the property is a open planned lawned garden with substantial blocked paved parking area providing multi vehicle off street parking with slate bed edging containing a number of mature trees. Stripped paved walk way to front door with courtesy coach light, wrought

iron timber pedestrian access gate to the rear and block paved driveway leads to converted garage.

To the side of the property is a useful storage area with slate infill and timber storage shed.

##### CONVERTED GARAGE

With up and over door.

##### REAR

To the rear is a fully enclosed and well presented mature lawned garden with good quality timber perimeter fencing, stripped paved walk way along the rear with outside lights, power point, cold water supply and paved patio area. To the rear of the garden is a raised timber decking area and play area with mature tree.

##### 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 & APPLIANCES

The Heating and Appliances (including Burglar Alarms where fitted) 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

From our office on Pasture Road take a left at the mini roundabout onto Centenary Road, turn left at the junction onto Airmyn Road taking the second left into college close where the property is at the bottom of the close.

Council Tax: D







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