



Broompark Road  
Goole  
DN14 6YF

£280,000

- Extended Detached House
- 4 Fitted Double Bedrooms
- Quality En Suite Shower Room
- Modern Breakfast Kitchen
- Utility Room & Cloaks
- Good Sized Gardens
- Garage & Parking
- EPC Rating TBC



91 Pasture Road    **T. 01405 780 666**  
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### PROPERTY SUMMARY

Housesetc Goole- Beautiful high quality detached house occupying a cul de sac position and features include gas condensing boiler, security alarm & CCTV, multi vehicle parking, garage and good sized rear gardens. The tasteful accommodation briefly comprises: entrance hallway, spacious lounge, playroom/dining room, ultra modern breakfast kitchen with appliances, spacious utility room and ground floor cloakroom. To the first floor are four double bedrooms with fitted furniture, en suite to master and lovely tiled bathroom with modern white suite to include shower bath. Viewing is most highly recommended.

### ENTRANCE

Good quality composite front entrance door with double glazed opaque inserts and matching side panel lead into

### RECEPTION HALLWAY

Spacious reception hallway benefits from coving to the ceiling, stained timber dado rail, stripped floorboard effect Karndean flooring, central heating radiator, stairs rising to first floor accommodation and internal doors leading off.

### LOUNGE 24' 2" x 11' 9" (7.37m x 3.58m)

With elegant marble effect feature fire place and raised hearth with real flame effect gas fire, coving to the ceiling, central heating radiators, Upvc double glazed leaded bow window to the front and Upvc patio doors to the rear. Double doorway leads into

### OFFICE/PLAY ROOM (ORIGINALLY DINING ROOM) 9' 9" x 9' 11" (2.97m x 3.02m)

With coving to the ceiling, central heating radiator and Upvc double glazed window providing views over the rear garden.

### BREAKFAST KITCHEN 16' 4" max x 10' 2" max (4.98m x

### 3.1m)

High quality breakfast kitchen with a good variety of wall and base units finished in a combination of white and black high gloss with brushed chrome style door and drawer furniture, marble effect food preparation surfaces, 1&1/2 bowl stainless steel sink with contemporary style mixer tap, integrated double electric oven with four ring electric induction hob, integrated dishwasher, pan drawers, under cupboard lighting and ceiling mounted spotlights. Coving to the ceiling, good quality tiled flooring, contemporary style vertical radiator and Upvc double glazed leaded window with bespoke window blinds over looking the front. Internal door leads to

### REAR LOBBY

With tiled flooring running through from kitchen and panelled walls to dado rail height, central heating radiator, composite rear door with double glazed inserts opening to the rear and internal doors leading off

### GROUND FLOOR WC 7' 5" x 3' 0" (2.26m x 0.91m)

With tiled flooring running through from kitchen and hallway and colour washed panelled walls to dado rail height, fitted with contemporary white suite comprising dual low level flush WC, rectangular vanity wash hand basin set in double white high gloss unit with mixer tap, marble effect splash back and matching vanity mirror. Coving to the ceiling, ladder style towel radiator and Upvc double glazed opaque window to the rear.

### UTILITY ROOM 9' 1" x 8' 5" (2.77m x 2.57m)

Spacious utility room with tiled flooring running through from inner hallway with a good variety of wall and base units finished in white high gloss, twin circular bowl stainless steel

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sinks with contemporary style mixer tap, marble effect work surface and matching splash backs, plumbing for automatic washing machine, ladder style radiator, coving to the ceiling, ceiling mounted spot lights and Upvc double glazed window with bespoke venetian blinds over looking the rear.

#### FIRST FLOOR ACCOMMODATION

##### STAIRS AND LANDING

Attractive staircase with stained turned timber spindles and balustrade above and co-ordinating dado rail leads to landing with further turned timber spindles and dado rail, coving to the ceiling, access to roof void, central heating radiator and internal doors leading off.

##### BEDROOM ONE 14' 1" x 11' 10" (4.29m x 3.61m)

With fitted modern sliding door wardrobes providing both hanging rails and storage shelving, coving to the ceiling, central heating radiator and Upvc double glazed leaded window to the front. Internal door leads into

##### EN-SUITE 5' 0" x 5' 4" (1.52m x 1.63m)

High quality fully tiled en-suite shower room with stripped floor board Karndean style flooring and modern suite comprising concealed low level flush WC, vanity wash hand basin set in three drawer storage cupboard, independent step in tiled shower cubicle, stainless steel ladder style towel radiator, low maintenance panelled ceiling with recess ceiling spotlights and extractor fan. Upvc double glazed opaque leaded window to the front.

##### BEDROOM TWO 13' 9"max x 13' 5"max (4.19m x 4.09m)

With stripped floor board effect Karndean flooring, triple sliding door wardrobe with mirrored doors providing both hanging rail and storage shelving, coving to the ceiling, central heating radiator and Upvc double glazed window to the front.

##### BEDROOM THREE 9' 10" x 11' 5"max (3m x 3.48m)

Spacious third bedroom with two double fitted wardrobes finished in beech effect with brushed chrome style door furniture and providing both hanging rails and storage shelving, coving to the ceiling, central heating radiator and Upvc double glazed window to the rear.

##### BEDROOM FOUR 10' 1" x 10' 0"max (3.07m x 3.05m)

With fitted double sliding door wardrobe providing both hanging rail and storage shelving, coving to the ceiling, central heating radiator and Upvc double glazed window with fitted venetian blinds over looking the rear.

##### BATHROOM 6' 5" x 6' 9" (1.96m x 2.06m)

Beautifully presented tiled house bathroom with stripped floor board effect Karndean flooring, low maintenance panelled ceiling with recess ceiling spotlights and electric extractor fan. Period reproduction towel radiator and high quality white suite comprising vanity wash hand basin set in double white high gloss unit, dual low level flush WC, "P" shaped shower bath with fitted shower screen and Galaxy electric shower. Upvc double glazed opaque window to the rear.

#### EXTERNAL

##### FRONT

To the front of the property is a low maintenance predominantly paved garden with brick built perimeter wall and paving providing multi vehicle off street parking, semi circular raised step to front door and storm porch incorporating courtesy lighting. Driveway leads to

##### BRICKBUILT GARAGE

With up and over door having the benefit of both power and light connected.

##### REAR

To the rear of the property is a good sized and enclosed garden comprising raised block paved walk way and patio area with outside lights and cold water supply. Step down to mature lawned garden with good quality timber perimeter fencing incorporating some concrete posts and gravel boards and coniferous hedge to the rear.

#### 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

Follow Pasture Road which leads into Westfield Avenue then turn right onto Newclose Lane, take the first left onto Thorntree Lane, head down Thorntree Lane taking the third right onto Ivy Park Road then your first left onto Broompark Road where the property is situated on the left hand side and can be identified by our Housesetc for sale board.



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