



Western Road
Goole
DN14 6QL

£135,000

- Semi Detached House
- 4 Good Sized Bedrooms
- Potential to Develop/Extend
- Outbuildings
- Spacious Dining Kitchen
- Bathroom & Cloaks
- Front & Rear Gardens
- EPC Rating D



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

Housesetc Goole- Spacious semi detached house with excellent potential to develop & extend. Boasting well proportioned gardens to both front & rear, outbuildings, Upvc DG and gas CH, the living accommodation comprises to the groundfloor: entrance hall, lounge, spacious dining kitchen and bathroom with tiled shower area plus white suite. To the first floor are 4 good sized bedrooms and first floor cloaks.

GROUND FLOOR ACCOMMODATION

ENTRANCE Upvc front entrance door with double glazed opaque and leaded glass insert leads into

ENTRANCE HALLWAY With useful under stairs storage, central heating radiator, stairs rising to first floor accommodation and internal doors leading off.

LOUNGE 13' 10 max" x 15' 2" (4.22m x 4.62m) With ornate timber Adam style fire surround with marble effect back and raised hearth housing real flame coal effect gas fire, central heating radiator and walk in Upvc double glazed bay window to the front.

DINING KITCHEN 11' 4 max" x 18' 11 max" (3.45m x 5.77m) Fitted with a range of oak finish wall, base and display units with Gothic style door and drawer furniture, marble effect food preparation surfaces and co-ordinating ceramic splash back tiling, integrated double electric oven and four ring gas hob with filter hood above, 1 and 1/2 bowl stainless steel sink with mixer tap, plumbing for automatic washing machine, tiled flooring, central heating radiator, coving to the ceiling and Upvc double glazed window to the rear.

REAR LOBBY With useful under stairs storage cupboard, cloak hanging and Upvc entrance door with double glazed opaque and leaded insert opens to the side. Internal door leads into

BATHROOM 4' 11" x 8' 6 max" (1.5m x 2.59m) Modern white suite comprising pedestal wash hand basin and panelled bath with contemporary style fitments, independent walk in fully tiled shower area with mains fed shower. With ceramic tiled floor and walls to dado rail height, recessed ceiling spotlights and stainless steel ladder style towel radiator and Upvc double glazed opaque windows to both side and rear.

FIRST FLOOR ACCOMMODATION

STAIRS AND LANDING Turning staircase with Upvc double glazed window to the side leads to the landing with access to roof void and internal doors leading off.

BEDROOM ONE 12' 5" x 12' 0" (3.78m x 3.66m) With coving to the ceiling, double central heating radiator and Upvc double glazed window to the front.

BEDROOM TWO 12' 4 max" x 9' 7 max" (3.76m x 2.92m) Fitted laminate wood flooring, picture rail, integral storage cupboard, double central heating radiator and Upvc double glazed window overlooking the front.

BEDROOM THREE 10' 3" x 9' 8" (3.12m x 2.95m) With fitted laminate wood flooring, useful integral storage cupboard also containing hot water cylinder, central heating radiator and Upvc double glazed window to the rear.

BEDROOM FOUR 8' 2" x 8' 5" (2.49m x 2.57m) Good sized

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fourth bedroom with central heating radiator and Upvc double glazed window providing views over the rear garden.

FIRST FLOOR W.C. 7' 3" x 3' 2" (2.21m x 0.97m) Fitted with modern white suite comprising vanity wash hand basin with mixer tap set in white high gloss unit, low level flush W.C. With laminate wood flooring, good quality ceramic tiled walls to dado rail height and Upvc double glazed opaque window to the rear.

EXTERNAL

FRONT To the front is a mature lawned garden with good quality timber perimeter fencing incorporating concrete posts and gravel boards and shrub hedge. Concrete walkway leads to front door with storm porch and timber pedestrian access gate to the side.

SIDE AND REAR To the side of the property covered alleyway with courtesy coach light leads to a brick built outbuilding separated into two, one with high level flush W.C. and fitted with electric light whilst the other is a secure storage unit with both power and light. Concrete patio area with cold water supply leads onto mature lawned garden with a combination of good quality timber perimeter fencing, brick built perimeter wall and coniferous hedge. The far rear of the garden is a small timber decking area.

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 head over the mini roundabout onto Westfield Avenue and then eventually turning left into Western Road where the property is on the right hand side and can be identified by our Housesetc For Sale Board.

Council Tax: B



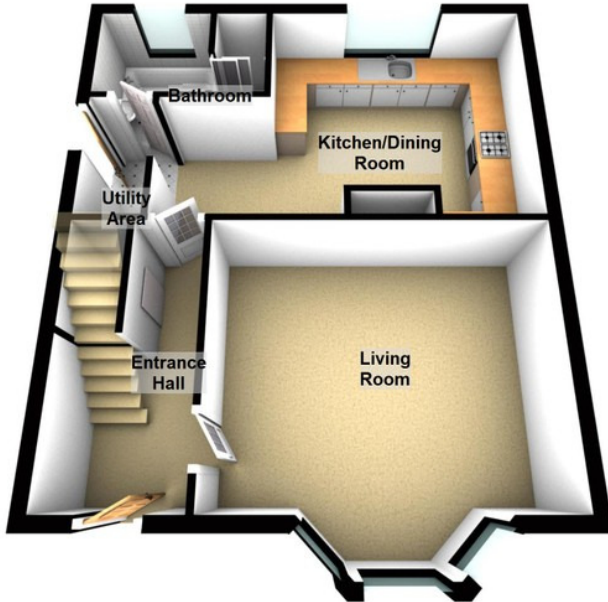


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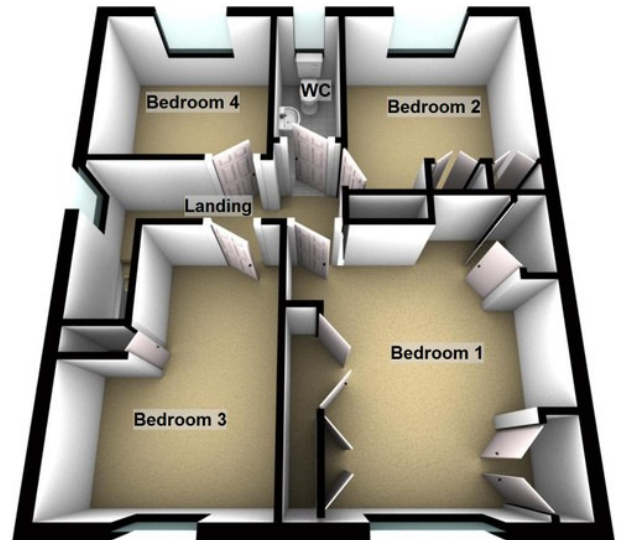
Ground Floor

Approx. 46.2 sq. metres (496.8 sq. feet)



First Floor

Approx. 48.2 sq. metres (518.4 sq. feet)



Total area: approx. 94.3 sq. metres (1015.2 sq. feet)

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.

