



Airmyn Avenue
Goole
DN14 6PF

£195,000

- Traditional Semi House
- Four Bedrooms
- 2 Reception Rooms
- Conservatory & Dining Rm
- Modern Kitchen & Appliances
- Garage & Driveway
- Extensive Private Gardens
- EPC Rating TBC



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PROPERTY SUMMARY

Housesetc Goole- Rarely available traditional semi detached house located within a popular location and benefitting from extensive gardens to include 'secret orchard', detached brick garage, driveway, gas combi boiler and majority Upvc DG. This delightful property briefly comprises: entrance hallway, lounge, conservatory, separate dining room and modern fitted kitchen with appliances. To the first floor are four bedrooms, 2 with built in wardrobes, tiled bathroom with electric shower and separate WC. Viewing is strongly advised.

ENTRANCE

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

ENTRANCE HALLWAY

Spacious and light entrance hallway benefits from coving to the ceiling, central heating radiator, stairs rising to first floor accommodation and internal doors leading off.

LOUNGE 18' 0" x 11' 10" max (5.49m x 3.61m)

With impressive feature fire place with marble effect back and raised hearth houses real flame coal effect gas fire, coving to the ceiling and matching picture rail, central heating radiator and Upvc double glazed patio doors opening into

CONSERVATORY 11' 0" x 10' 5" (3.35m x 3.18m)

Good quality conservatory consisting of Upvc double glazed units set on brick base with fitted bespoke window and door blinds, tiled flooring and having the benefit of fitted power points and wall lights, Upvc double glazed door opens out into patio area.

DINING ROOM 12' 9" into bay x 11' 10" max (3.89m x 3.61m)

Having coving to the ceiling, shaped central heating radiator into the bay and Upvc double glazed leaded walk in bay window overlooking the front.

KITCHEN 10' 10" max x 13' 7" max (3.3m x 4.14m)

Fully fitted, modern kitchen with a good variety of wall, base and display units finished in beech effect with stainless steel door and drawer furniture, marble effect food preparation surfaces and co-ordinating ceramic splash backs. 1 & 1/2 bowl resin sink with contemporary style mixer tap, plumbing for automatic washing machine and space and plumbing for dishwasher, integrated double electric oven and four ring Zanussi gas hob with matching chimney style extractor hood above. Integrated refrigerator, good quality tiled flooring, recessed ceiling spot lights, coving to the ceiling, Upvc double glazed windows to both side and rear with fitted vertical blinds and Upvc double glazed door with adjoining side panel and fitted blinds opening out into the rear. Useful door leads to under stairs storage cupboard with cloak hanging, tiled flooring and timber framed single glazed window to the side.

FIRST FLOOR ACCOMMODATION

STAIRS AND LANDING

Open staircase with painted timber spindles and balustrade above lead to spacious landing with matching timber spindles and balustrade, coving to the ceiling, Upvc double glazed window with fitted vertical blinds to the side and internal doors leading off.

BEDROOM ONE 13' 4" into bay x 12' 0" (4.06m x 3.66m)

Fully fitted master bedroom with a range of wardrobes providing both hanging rail and storage shelving, integrated

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vanity mirror with light above and overhead storage cupboards. Fitted bedside cabinets with display shelving and over head storage lockers. Central heating radiator, coving to the ceiling and Upvc double glazed leaded bay window to the front.

BEDROOM TWO 13' 0" max x 11' 10" max (3.96m x 3.61m)

Fully fitted second double bedroom with a range of antique pine finish wardrobes providing both hanging rail and storage shelving with matching bedside cabinets, display shelving and overhead storage lockers. Central heating radiator, coving to the ceiling and Upvc double glazed window provides excellent views over the rear garden.

BEDROOM THREE 7' 0" x 6' 5" max (2.13m x 1.96m)

Having coving to the ceiling, central heating radiator and Upvc double glazed leaded window to the front.

BEDROOM FOUR 6' 8" x 6' 8" (2.03m x 2.03m)

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

BATHROOM 7' 11" max x 6' 8" max (2.41m x 2.03m)

Fully fitted and fully tiled modern house bathroom fitted with light suite comprising pedestal wash hand basin and panelled bath with antique gold effect mixer taps. Fitted shower screen and Triton electric shower over, coving to the ceiling, ceiling mounted spot lights, central heating radiator, useful shelved storage cupboard housing Worcester Bosch gas combi boiler with additional overhead storage cupboard. Upvc double glazed opaque window with fitted vertical blind to the rear.

SEPARATE W.C 2' 6" x 3' 8" (0.76m x 1.12m)

With fitted low level flush w.c, ceramic tiled walls and floor, coving to the ceiling, ceiling mounted spot light and Upvc double glazed opaque window with fitted vertical blind to the front.

EXTERNAL

FRONT & SIDE

To the front of the property is a concrete hard standing providing potential for additional off street parking with timber perimeter fencing incorporating concrete posts and gravel boards, walkway to front door with courtesy coach light and storm porch. To the side is a driveway providing further off street parking and leading to detached garage. Timber door leads into traditional outside toilet with low level flush w.c, terracotta style tiled flooring and timber framed single glazed window to the front. Driveway leads to

DETACHED GARAGE

Detached brick built garage with up and over door, security light and has both power and light connected with timber side pedestrian door and timber framed window to the rear.

REAR

To the rear is a substantial fully enclosed beautifully presented mature garden incorporating immediately to the rear of the property paved patio area with outside cold water supply and security light, with step down to mature lawned garden with extremely well stocked borders and a combination of good quality timber perimeter fencing and coniferous hedge, paved walkway leads to the rear of the garden separated with mature shrubs and trees and leads to (secret orchard) containing a variety of mature fruit trees, shrub, coniferous and timber hedging with well stocked borders. Aluminium greenhouse set on paved base and additional corrugated storage unit

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 turn left at the mini roundabout onto Centenary Road then turning right onto Airmyn Avenue where the property is at the bottom of the cul-de-sac on the right hand side.

Council Tax: C



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