



Fountayne Street
Goole
DN14 5HG

£85,000

- Substantial Terrace
- Four Bedrooms
- Spacious Dining Kitchen
- Modern High Gloss Units
- Two Reception Rooms
- Parking & Courtyard
- Vacant Possession
- EPC Rating D



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'...WE LOVE SELLING HOUSES' PROPERTY SUMMARY

Housesetc Goole- Available with immediate vacant possession, substantial, extended terraced property with gas combi boiler, majority Upvc DG and enclosed rear courtyard with parking. The accommodation comprises to the groundfloor: two good sized reception rooms, extremely spacious modern dining kitchen, rear lobby and groundfloor WC. To the first floor are four bedrooms, bathroom and separate WC. Viewing advised.

ENTRANCE Upvc front entrance door with double glazed opaque inserts and Upvc double glazed sky light leads into

ENTRANCE LOBBY 6' 0" x 4' 1" (1.83m x 1.24m) With coving to the ceiling, picture rail and timber framed glazed doors and sky light lead into

HALLWAY Spacious hallway benefits from coving to the ceiling and ornate plaster work (believed to be original), picture rail and coving to the ceiling. Radiator, useful under stairs storage cupboard, internal windows and internal doors leading off.

RECEPTION ROOM ONE 13' 4" x 13' 10" max 6m x 4.22m) With ceramic tiled fire surround and hearth housing gas fire, coving to the ceiling, radiator and Upvc double glazed window over looking the front. Internal timber glazed sliding doors lead into

RECEPTION ROOM TWO 14' 3" x 12' 1" max(4.34m x 3.68m) With wall mounted gas fire, coving to the ceiling, radiator and low level Upvc double glazed window providing views to the rear.

DINING KITCHEN 23' 3" x 11' 1" max (7.09m x 3.38m) Extremely spacious fitted dining kitchen with a good variety of white high gloss units with marble effect food preparation surfaces above and co-ordinating ceramic splash tiling. Single bowl stainless steel sink with contemporary style mixer tap, good quality tiled flooring, fitted timber shelved tea

cupboards with four storage drawers beneath, radiator, three Upvc double glazed windows to the side and timber and glazed sliding doors leads to

REAR LOBBY 5' 6" x 8' 0" (1.68m x 2.44m) With tiled flooring running through from the kitchen, Upvc rear door with double glazed opaque insert opening out into the courtyard and timber effect sliding door leads into

GROUND FLOOR W.C 5' 7" x 2' 8" (1.7m x 0.81m) With tiled flooring running through from the lobby, fitted white suite comprising low level flush W.C. Pedestal wash hand basin, ceramic tiled walls to dado rail height and Upvc double glazed opaque window to the rear.

FIRST FLOOR ACCOMMODATION

STAIRS AND LANDING Staircase featuring turned timber spindles and balustrade above lead to landing with matching turned timber spindles and balustrade, dado rail coving to the ceiling, radiator, access to roof void and internal doors leading off.

BEDROOM ONE 13' 4" x 12' 2" max(4.06m x 3.71m) With coving to the ceiling, radiator and Upvc double glazed window to the front.

BEDROOM TWO 14' 2" x 12' 2" Max (4.32m x 3.71m) With fitted integrals shelved storage cupboard also providing

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cloak hanging, coving to the ceiling, internal timber glazed window to the landing, radiator and Upvc double glazed window to the rear.

BEDROOM THREE 11' 0" x 11' 1" (3.35m x 3.38m) Having radiator and Upvc double glazed window to the rear.

BEDROOM FOUR 10' 0" x 5' 10" (3.05m x 1.78m) Benefits from coving to the ceiling, radiator and Upvc double glazed window to the front.

BATHROOM 8' 9" max x 8' 0" (2.67m x 2.44m) Fitted with coloured suite comprising pedestal wash hand basin, panelled bath, timber storage cupboard (formerly airing cupboard) radiator and Upvc double glazed opaque window to the side.

SEPARATE W.C 2' 9" x 8' 0" (0.84m x 2.44m) With coloured low level flush W.C., and Upvc double glazed opaque window to the side.

EXTERNAL

FRONT To the front of the property is a good sized low maintenance paved courtyard garden with brick built retaining wall with timber pedestrian access gate and concrete walkway leading to the front door.

REAR To the rear is a fully enclosed low maintenance rear courtyard garden with pebbled hard standing area leading to paved patio area, raised timber decking area and additional pebbled area, timber access gates give vehicular access to paved driveway.

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.

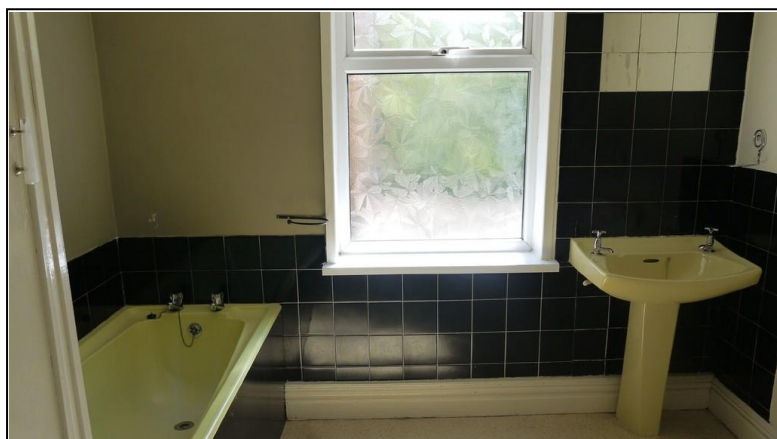
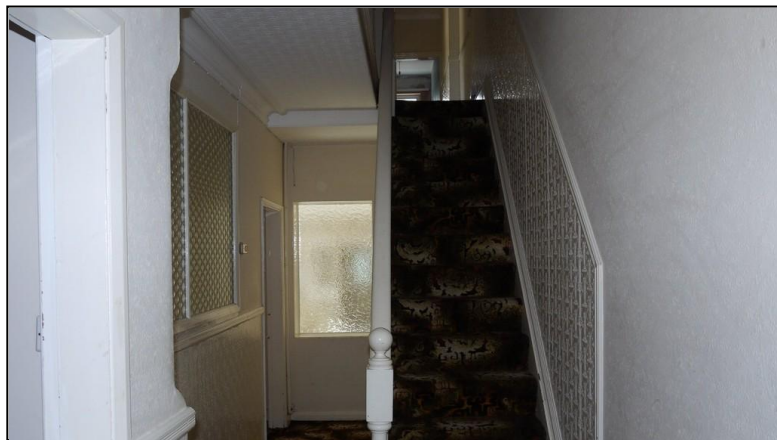
We would recommend that all the information that we provide regarding this property is verified by yourself. We do not inspect deeds and therefore any references to right of way etc need to be confirmed.

LOCATION Leaving our office on Pasture Road, turn left at the top and over the railway crossing turn right onto Mariners Street and bear left at the fork. Turn left at the junction and then 3rd exit off the roundabout onto North Street which turns into Hook Road. Fountayne street is on the left hand side and the property is on the left hand side

and can be identified by our Housesetc For Sale board

Council Tax: A





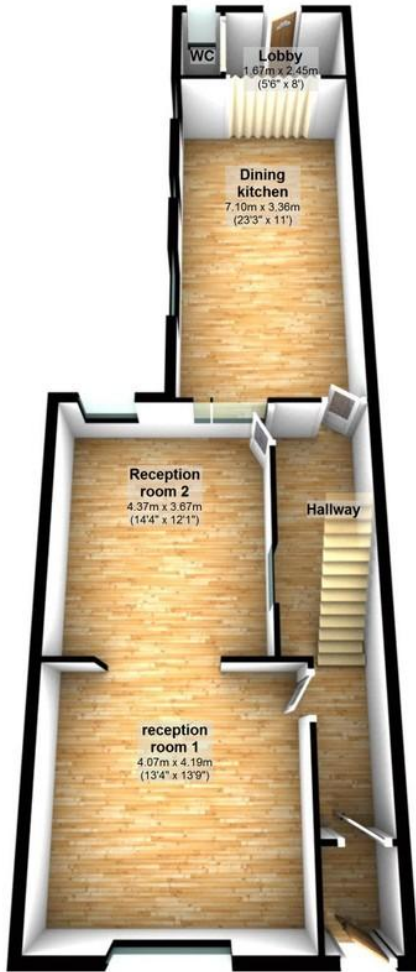
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Ground Floor

Approx. 78.4 sq. metres (822.3 sq. feet)



First Floor

Approx. 72.2 sq. metres (776.7 sq. feet)



Total area: approx. 148.6 sq. metres (1599.0 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 PlanUp.

