



Dunhill Road Goole DN14 6SS

£125,000

- Substantial Edwardian Terrace
- 4 Double Bedrooms
- En Suite Shower Room
- Quality House Bathroom
- Spacious Dining Kitchen
- Utility & G'floor WC
- Dining, Lounge & Sitting Rm
- EPC Rating D

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PROPERTY SUMMARY

Housesetc Goole- Stunning property benefits from Upvc DG, modern gas combi boiler and sun trap rear courtyard. This beautifully presented three storey property comprises: lobby & reception hallway, lounge, sitting room, dining area, kitchen with appliances, utility & ground floor W.C. Insulated Karndean flooring to hallway and kitchen. To the first floor are 2 double bedrooms, master with spacious walk in wardrobe, fitted furniture & wash basin and a superb first floor bathroom with high quality white suite to include corner bath & shower cubicle. To the second floor are 2 further double bedrooms and high quality shower room. Viewing is strongly recommended.

ENTRANCE

Upvc front entrance door with double glazed opaque insert and matching sky light leads into

ENTRANCE LOBBY

With colour wash panelled walls, courtesy lighting and additional timber door with glazed insert leads into

RECEPTION HALLWAY

Spacious reception hallway with charming high ceilings with coving and ornate archway, insulated Karndean flooring, radiator, integrated display/book shelving, stairs rising to first floor accommodation and internal doors leading off.

LOUNGE 14' 8" max x 12' 10" max (4.47m x 3.91m)

With coving to the ceiling, radiator and walk in Upvc double glazed bay window to the front.

SITTING ROOM 16' 2" max x 12' 11" max (4.93m x 3.94m)

With coving to the ceiling, useful mirrored alcove with storage shelving and twin storage cupboards with painted louvre doors, radiator and Upvc double glazed double doors

with matching sky light opening out into rear courtyard.

DINING AREA 17' 11" max x 9' 11" (5.46m x 3.02m)

Spacious dining area benefits from panelled ceiling with recessed ceiling spot lights, ceiling mounted fan light, breakfast bar, radiator, Upvc double glazed window to the side, integral storage cupboard and Upvc double glazed patio doors opening out onto decking area.

KITCHEN 7' 9" x 8' 0" (2.36m x 2.44m)

Fully fitted kitchen with a range of wall and base units finished in beech effect with stainless steel style door and drawer furniture. Oak effect food preparation surfaces and co-ordinating ceramic splash back tiling, insulated Karndean flooring integrated double electric oven and five ring gas hob with extractor hood above, electric & gas kick board heaters, panelled ceiling with recessed ceiling spot lights and additional ceiling mounted spot lights, 1 & 1/2 bowl stainless steel sink with antique effect mixer tap integrated refrigerator and freezer and Upvc double glazed window to the side.

UTILITY ROOM 9' 3" max x 6' 10" max (2.82m x 2.08m)

With space and plumbing for automatic washer and dryer, granite effect work surface with co-ordinating ceramic splash back tiling. Single bowl stainless steel sink with contemporary style mixer tap, several shelved storage cupboards with painted louver doors and display shelving to include good sized walk in storage cupboard with shelving and light. Upvc double glazed window to the side, painter timber Louvre door leads into



GROUND FLOOR W.C 4' 1" x 3' 3" (1.24m x 0.99m)

Fitted with modern white suite comprising dual low level flush W.C, vanity wash hand basin set in double white high gloss unit with contemporary style mixer tap, marble effect shelving with co-ordinating mosaic style splash back tiling. Wall mounted electric heater, colour wash panelled ceiling and Upvc double glazed window to the side.

FIRST FLOOR ACCOMMODATION

STAIRS AND LANDING

Staircase with painted timber hand rail leads to impressive and spacious landing with fitted display shelving/ bookshelves, radiator, built in storage cupboard, attractive ceiling mounted spot lights and smoke alarm, internal doors leading off.

BEDROOM ONE 11' 8" x 12' 0" (3.56m x 3.66m)

Spacious master bedroom with coving to the ceiling and fitted bedroom furniture includes 9 drawer chest of drawers with solid block surface and contemporary surface mounted wash hand basin with mixer tap and fitted vanity mirror. Extremely useful and spacious walk in wardrobe providing both hanging rails and shelving, ceiling mounted fan light, radiator and twin Upvc double glazed windows with fitted roller blinds overlooking the front.

BEDROOM TWO 10' 5" x 11' 2" max (3.18m x 3.4m)

With multiple fitted book shelves/storage shelving and fitted desk with storage cupboards beneath, several additional storage cupboards 1 to include gas combi boiler. Radiator and Upvc double glazed window to the rear.

BATHROOM 10' 6" x 5' 1" plus shower (3.2m x 1.55m)

Superb high quality fully fitted first floor bathroom with contemporary white suite comprises concealed low level flush W.C, set in high gloss unit with brush chrome style door furniture. Solid wood block surfaces with mounted wash hand basin and contemporary style mixer tap set in double high gloss unit with brush chrome style door furniture, corner bath with matching mixer tap and good quality ceramic splash back tiling. Independent step in shower cubicle with mains fed shower, stainless steel ladder style towel radiator, panelled ceiling with recessed ceiling spot lights and Upvc double glazed window to the rear.

SECOND FLOOR ACCOMMODATION

STAIRS AND LANDING

Enclosed staircase with painted timber spindles and balustrade leads to small landing with useful alcove ideal for storage and display shelving with internal doors leading off.

BEDROOM THREE 11' 11" x 11' 10" max (3.63m x 3.61m)
With fitted bookcase, exposed beam to the ceiling, ceiling mounted light, radiator and Upvc double glazed turret style window to the front. Internal door leads into useful walk in storage cupboard with fitted shelving, exposed beam ideal for walk in wardrobe with shelving and lights.

BEDROOM FOUR 13' 3" x 11' 1" max (4.04m x 3.38m)

With fitted display shelving/ bookcase additional integral storage cupboard with matching bedside display shelving and bedside cabinets, radiator, exposed beam to the ceiling with ceiling mounted spot lights and walk in Upvc double glazed turret style window with fitted roller blind to the rear.

2ND FLOOR BATHROOM 7' 11" max x 7' 0" (2.41m x 2.13m)

Excellent high quality second floor bathroom fitted with contemporary style white suite to include dual low level flush W.C., surface mounted wash hand basin with mixer tap and good quality tiled work surface, double storage unit, independent step in quadrant shower cubicle with Galaxy electric shower, recessed ceiling spot lights and mounted electric heater.

EXTERNAL

FRONT

To the front of the property is a brick built retaining wall with attractive wrought iron railings and matching pedestrian access gate leads to low maintenance courtyard style garden with generously stocked borders and additional raised planting area. Concrete walkway leads to front door.

REAR

To the rear of the property is a fully enclosed courtyard incorporating fitted timber decking area with Alpine garden feature and timber pergola above, step down to attractively paved courtyard garden with raised flower beds, space for bins and outside lights and cold water supply, secure timber pedestrian access gate 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



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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 Boothferry Road turn right onto Dunhill Road where the property is on the left hand side and can identified by our Housesetc For Sale Board.

Council Tax: B



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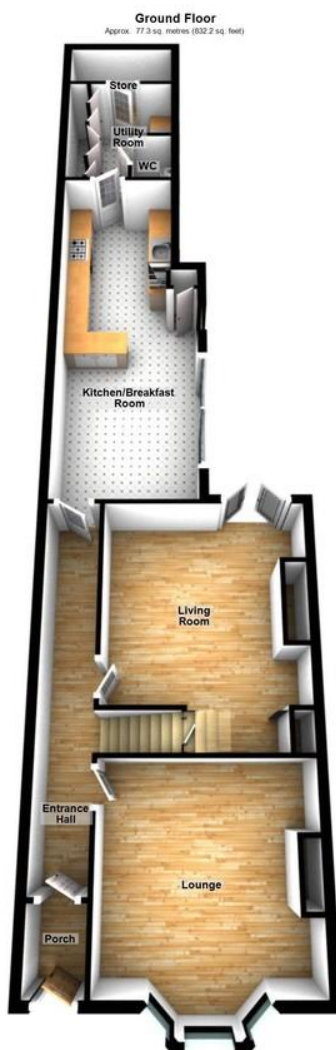
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Ground Floor
Approx. 77.3 sq. metres (832.2 sq. feet)

Total area: approx. 156.9 sq. metres (1689.1 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.





