



# Jefferson Street Goole DN14 6SJ

£85,000

- End Terrace House
- Three Storey
- Five Bedrooms
- Potential To Develop
- Part Gas C.H. & Upvc D.G.
- Off Street Parking
- Sitting Tenant (£495 pcm)
- EPC Rating F



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### PROPERTY SUMMARY

Housesetc Goole- \*\*Attention Landlords\*\* Available with sitting tenant (£495pcm) Substantial end terrace, 3 storey accommodation, Upvc double glazing, off street parking, covered car port, partial gas central heating, fitted breakfast kitchen with handmade pine units, integrated cooking appliances, private enclosed courtyard, ideally located for town centre.

### ENTRANCE

Upvc side entrance door with double glazed opaque arched insert and matching skylight leads into

### ENTRANCE HALL

With pine panelled walls to dado rail height, central heating radiator, coving to the ceiling, extremely useful under stairs storage cupboard, stairs rising to first floor accommodation and doors leading off.

### LOUNGE 12' 0" x 12' 4" max (3.66m x 3.76m)

With coving to the ceiling, central heating radiator, Upvc double glazed bay window over looking the front sitting room.

### SITTING ROOM 12' 6" x 12' 6" max (3.81m x 3.81m)

With timber Adams style fire surround having marble effect back and raised hearth housing real flame effect gas fire, coving to the ceiling, central heating radiator, Upvc double glazed window to the side.

### BREAKFAST KITCHEN 9' 6" x 12' 6" (2.9m x 3.81m)

Fully fitted with a good range of handmade pine wall, base and display units with fitted downlights, marble effect food preparation surfaces and matching breakfast bar, one and a half bowl stainless steel sink with contemporary style mixer tap, plumbing for automatic washing machine and dryer,

integrated four-ring gas hob with filter hood above and double electric oven. Stripped floor board effect floor covering, coving to the ceiling, central heating radiator, Upvc double glazed window to the rear and Upvc door with half double glazed patterned opaque insert to the rear.

### FIRST FLOOR ACCOMMODATION

#### STAIRS

Staircase with turned timber spindles and balustrade, half pine panel walls to dado rail height leads to

#### LANDING

With central heating radiator, dado rail, stairs rising to second floor accommodation, Upvc double glazed window to the side and doors leading off.

#### BEDROOM ONE 12' 0" x 12' 4" (3.66m x 3.76m)

With twin fitted double wardrobes providing both hanging rail and storage shelving with double Louvre doors, fitted dressing table with four storage drawer cupboards beneath and work surface, central heating radiator, coving to the ceiling, Upvc double glazed window to the front.

#### BEDROOM TWO 12' 6" x 12' 5" max (3.81m x 3.78m)

With central heating radiator, Upvc double glazed window to the side, internal door leads to

#### BATHROOM

Access to the bathroom is solely via bedroom two. Extremely spacious house bathroom benefits from four piece suite comprising low level flush WC, pedestal wash hand basin and panelled bath both with contemporary style mixer taps, independent walk-in shower cubicle with fitted electric shower, central heating radiator, useful shelved storage

91 Pasture Road **T. 01405 780 666**  
Goole **F. 01405 762 942**  
East Yorkshire **E. [info@housesetc.co.uk](mailto:info@housesetc.co.uk)**  
DN14 6BP **[www.housesetc.co.uk](http://www.housesetc.co.uk)**

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cupboard with Upvc double glazed windows to both the side and rear.

BEDROOM THREE 12' 1" x 10' 6" max (3.68m x 3.2m)  
Upvc double glazed tilt and turn window to the front.

BEDROOM FOUR 11' 3" x 10' 8" max (3.43m x 3.25m)  
With double glazed Velux roof window to the side, internal door leading to

BEDROOM FIVE 10' 9" x 9' 1" (3.28m x 2.77m)  
Accessed via bedroom four. With Upvc double glazed window over looking the rear.

#### EXTERNAL

##### FRONT

To the front of the property is a small concrete forecourt with brick built perimeter wall.

##### REAR

To the rear is a fully enclosed courtyard garden/car park bay. With timber pedestrian access gate to the side and double timber gates to the rear providing vehicular access. Outside light and cold water supply with original outside toilet incorporating original high level flush WC.

##### 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 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

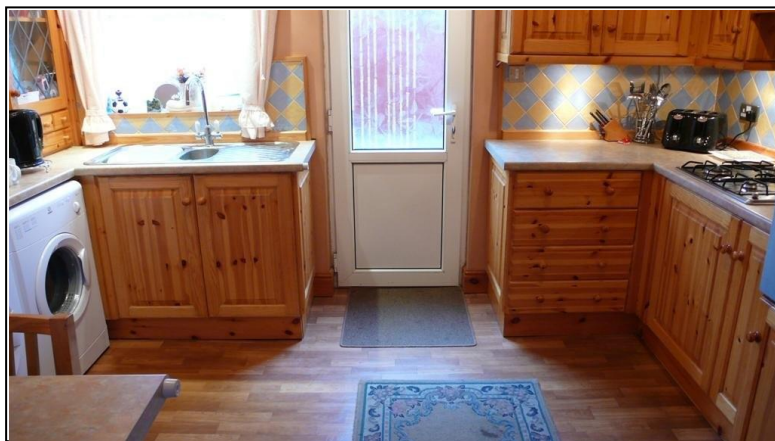
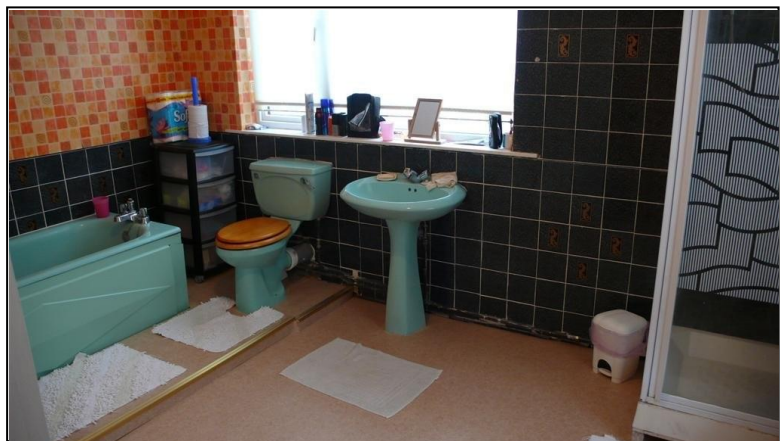
From Boothferry Road turn right onto Jefferson Street (opposite Tesco). Where the property is on the right hand side and can be clearly identified by our Housesetc for sale board.

Council Tax: A



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**GROUND FLOOR**

APPROX. 50.3 SQ. METRES (541.7 SQ. FEET)



**FIRST FLOOR**

APPROX. 49.5 SQ. METRES (533.2 SQ. FEET)



**SECOND FLOOR**

APPROX. 40.3 SQ. METRES (434.0 SQ. FEET)



TOTAL AREA: APPROX. 140.2 SQ. METRES (1508.8 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.

