



Salisbury Avenue
Goole
DN14 5JW

£190,000

- Substantial 3 Storey House
- Five Beds & En Suite
- Utility & G'floor WC
- Superb Breakfast Kitchen
- Multi Integrated Appliances
- 2 Reception Rooms
- Detached Garage
- EPC Rating TBC



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Registered in England No 8047217 Registered Office: Suite One,
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'...WE LOVE SELLING HOUSES' PROPERTY SUMMARY

Housesetc Goole- Substantial 3 storey period property retaining many original features combined with ultra modern improvements to provide a stunning family home with gas combi, maj modern Upvc DG, garage with electric door and decked courtyard. The accommodation comprises: lobby, reception hall with original staircase, 2 spacious receptions and stunning 23ft kitchen with integrated appliances & bi fold doors, utility & cloakroom. The first floor has 3 bedrooms, master with en suite plus spacious house bathroom whilst 2 further bedrooms occupy the second floor. Viewing is highly recommended. no onward chain.

ENTRANCE Timber entrance door with security spy hole and timber framed sky light leads to

ENTRANCE LOBBY 3' 9" x 4' 11" (1.14m x 1.5m) With solid oak floor, dado rail, coving to the ceiling, ceiling mounted spot lights and impressive stained and leaded glass double sky light and side panel leads into

RECEPTION HALLWAY 25' 7" x 6' 5" max (7.8m x 1.96m) With solid oak flooring running through from the entrance hallway, radiator, original coving to the ceiling and ornate archway, dado rail and matching cornice, impressive stair case with polished timber handrail leads to first floor accommodation and internal doors leading off.

LOUNGE 14' 0" plus bay x 15' 11" (4.27m x 4.85m) Benefits from impressive original feature fire place housing cast iron open fire, solid oak flooring running through from hallway, ultra modern floating display and storage cupboards, original coving to the ceiling and dado rail. Ornate ceiling rose, double radiator, woodgrain effect Upvc sash window with seating area and fitted venetian blinds over looking the front.

SITTING ROOM 15' 0" max x 14' 5" (4.57m x 4.39m) Spacious sitting room with impressive timber Adam style fire surround with raised marble effect hearth, housing cast iron open fire with inset ceramic tiles, coving to the ceiling, picture rail and ornate ceiling rose. Woodgrain effect Upvc double glazed bi fold doors open out onto decking area.

DINING KITCHEN 23' 3" x 11' 3" (7.09m x 3.43m) With solid oak flooring running through from the hallway, fitted with high quality wall and base units finished in high gloss effect with stainless steel style door and drawer furniture. Solid block effect food preparation surfaces and co-ordinating ceramic splash back tiling, fitted Neff electric oven and matching microwave with warm drawer beneath, four ring induction hob with chimney style stainless steel extractor hood above, larder style fridge freezer and dishwasher, 1 & 1/2 bowl coloured sink with contemporary style mixer tap, matching island with 3 seater breakfast bar with high gloss storage units beneath and ceiling mounted spot lights above, recessed ceiling spot lights, contemporary vertical radiator and woodgrain effect Upvc double glazed bi fold doors measuring 19ft in width with integral fitted blinds allowing an abundance of natural light and open out onto decking area. Step down to

UTILITY ROOM 7' 1" x 6' 8" (2.16m x 2.03m) With solid oak flooring, fitted base and larder style units finished in high gloss with stainless steel door and drawer furniture and block effect work surfaces, plumbing for automatic washer, ceiling mounted spot lights, contemporary vertical radiator and Upvc woodgrain effect window with fitted venetian to the side, internal door leads into

GROUND FLOOR W.C 6' 7" x 4' 8" (2.01m x 1.42m) With solid oak flooring and modern white suite comprising dual

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low level flush w.c and surface mounted contemporary style wash hand basin with mixer tap, fitted vanity mirror with down lights and ceramic tiled splash backs and access to roof void.

FIRST FLOOR ACCOMMODATION

STAIRS AND LANDING Impressive original staircase with painted timber spindles and polished timber handrail above leads to split level landing with coving to the ceiling and dado rail, extremely useful shelved storage cupboard, recessed ceiling spot lights, ornate archway, radiator and further stair case leading to second floor accommodation.

BEDROOM ONE 15' 1" max x 14' 6" (4.6m x 4.42m) Spacious master bedroom with coving to the ceiling, ornate ceiling rose, dado rail and useful shelved storage cupboard, radiator and woodgrain effect Upvc double glazed window over looking the rear. Internal door leads to

WET ROOM / EN SUITE 4' 6" x 4' 6" (1.37m x 1.37m) With high quality tiled walls and floor fitted with modern white suite comprising dual low level flush W.C, wall mounted wash hand basin and contemporary style mixer tap, Monsoon style shower with additional telephone style shower attachment, recessed ceiling spot lights, and timber Velux roof window to the side.

BEDROOM TWO 14' 0" max x 13' 9" (4.27m x 4.19m) Benefits from coving to the ceiling, radiator and twin woodgrain effect Upvc double glazed sash windows with fitted venetian blinds over looking the front.

BEDROOM THREE 9' 10" x 7' 0" (3m x 2.13m) With fitted wall mounted open plan wardrobe providing ample hanging space, coving to the ceiling, radiator and woodgrain effect Upvc double glazed sash style window with fitted venetian blind to the front.

BATHROOM 18' 7" x 11' 8" (5.66m x 3.56m) Extremely spacious house bathroom with excellent quality white suite with trimmed gold effect fittings to include, roll top bath, bidet, low level flush W.C, twin his and hers wash hand basins with ceramic tiled splash backs and fitted vanity mirrors. Independent step in shower cubicle with mains fed shower, two radiators, half the bathroom benefits from solid oak flooring whilst the other half is fitted with carpet. Coving to the ceiling, recessed ceiling spot lights and woodgrain effect Upvc double glazed windows to both side and rear.

SECOND FLOOR ACCOMMODATION

STAIRS AND LANDING Impressive original turning staircase with dado rail and roof window to the rear leads to landing with coving to the ceiling, access to roof void and doors leading off.

BEDROOM FOUR 12' 8" x 21' 4" (3.86m x 6.5m) With fitted double wardrobe benefitting from pine doors with matching dado rail, kickboards, radiator cover and panelling to turret style window, additional double radiator and woodgrain effect Upvc double glazed windows provides excellent roof top views to the front.

BEDROOM FIVE 13' 7" x 14' 7" (4.14m x 4.44m) Having radiator and pine panelled turret style window with Upvc double glazed effect window providing roof top views to the rear.

EXTERNAL

FRONT To the front of the property is a brick built perimeter wall that leads to alpine style garden containing a good variety of mature shrubs, plants and trees, impressive paved walkway and steps up to front door.

REAR To one side of the property there is a low maintenance timber decking area with ornate timber fencing and outside security light, step down to additional decking area and covered walkway with courtesy coach light, timber pedestrian access gate to the rear. Timber access door leads into

DOUBLE GARAGE 19' 4" x 17' 4" (5.89m x 5.28m) Double block built garage with electric roller door, numerous fitted work benches with ample power supply, recessed ceiling lights, wall mounted gas combi boiler, radiator and timber pull ladder for useful eaves storage space

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



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junction and then 3rd exit off the roundabout onto North Street which turns into Hook Road. Salisbury Avenue is on the left hand side and the property is on the right hand side and can be identified by our Housesetc For Sale board

Council Tax: B

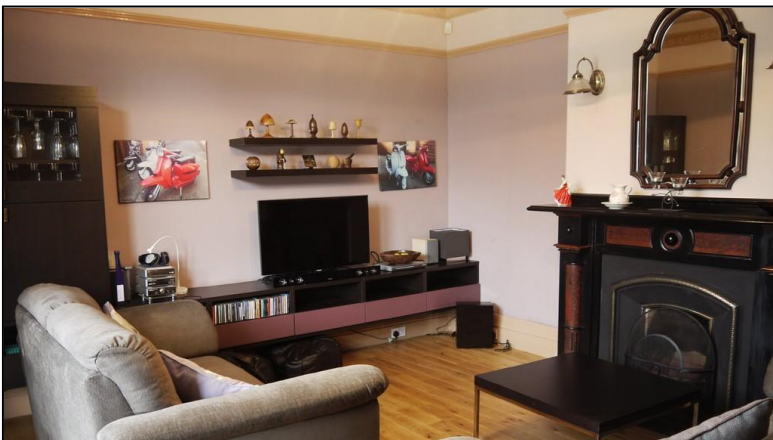


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