



Carr Lane
Goole
DN14 6LY

Fixed Price
£250,000

- Detached Stone House
- Three Storey
- 6 Good Sized Beds
- En Suite & G' floor WC
- Fitted Kitchen & Utility
- Enclosed Gardens
- Double Garage & Parking
- EPC Rating C

91 Pasture Road **T. 01405 780 666**
Goole **F. 01405 762 942**
East Yorkshire **E. info@housesetc.co.uk**
DN14 6BP **www.housesetc.co.uk**

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Hedley Court, Boothferry Road, East Yorkshire, DN14 6AA



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'...WE LOVE SELLING HOUSES' PROPERTY SUMMARY

Housesetc Goole- Substantial detached house situated in an ever popular location. Benefiting from Upvc DG, gas central heating, good size gardens and double garage, this three storey stone built property must be viewed to be fully appreciated. The living accommodation comprises to the groundfloor: reception hallway, substantial lounge, dining room, groundfloor WC, fitted kitchen, utility room and garden room. To the first floor are 4 bedrooms, master with en suite shower room, and spacious family bathroom. To the second floor are two further substantial bedrooms.

GROUND FLOOR ACCOMMODATION

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

RECEPTION HALLWAY Spacious reception hallway benefits from fitted laminate wood flooring, coving to the ceiling, smoke alarm, two useful storage cupboards, central heating radiator, attractive staircase rising to first floor accommodation, Upvc double glazed Georgian style window to the front and internal doors leading off.

LOUNGE 23' 0" x 13' 0" (7.01m x 3.96m) With feature timber effect Adam style fire surround with marble effect back and raised hearth housing real flame coal effect gas fire, coving to the ceiling, attractive recessed ceiling spotlights, laminate wood flooring, two central heating radiators, Upvc double glazed Georgian style window to the front and Upvc double glazed double Georgian style doors opening out onto patio area and rear garden.

GROUND FLOOR W.C. 7' 2" x 3' 3" (2.18m x 0.99m) Fitted with modern suite comprising low level flush W.C., pedestal wash hand basin with co-ordinating ceramic splash back tiling, coving to the ceiling, central heating radiator and Upvc double glazed Georgian style window to the rear.

DINING ROOM 10' 4 max" x 13' 4" (3.15m x 4.06m) Fitted with laminate wood flooring, central heating radiator, coving

to the ceiling and Upvc double glazed Georgian style window overlooking the front.

KITCHEN 12' 3" x 12' 5" (3.73m x 3.78m) Fitted with a good range of wall, base and display units finished in timber effect with marble effect food preparation surfaces and co-ordinating mosaic style splash back tiling, elegant 1 and 1/2 bowl white enamel sink with antique effect mixer tap, integrated electric oven and four ring gas hob with filter hood above, integrated refrigerator and integrated dishwasher (not working). With coving to the ceiling, recessed ceiling spotlights, laminate wood flooring, central heating radiator and Upvc double glazed Georgian style window to the side. Internal door leads into

UTILITY ROOM 7' 3" x 5' 4" (2.21m x 1.63m) With fitted base units to match the kitchen and marble effect work surfaces with co-ordinating mosaic style ceramic splash back tiling, circular stainless steel sink with contemporary style mixer tap, plumbing for automatic washing machine, coving to the ceiling, useful shelved storage cupboard/larder, tiled flooring and Upvc rear door with double glazed opaque insert opening out into the rear garden.

SITTING ROOM/GARDEN ROOM 14' 7" x 10' 1" (4.44m x 3.07m) With coving to the ceiling, recessed ceiling spotlights, laminate wood flooring, Upvc double glazed Georgian style

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window to the rear and Upvc double glazed Georgian style double doors opening out onto patio area.

FIRST FLOOR ACCOMMODATION

STAIRS AND LANDING Attractive solid timber staircase with turned timber spindles and balustrade above lead to landing with matching turned timber spindles and balustrade and similar staircase rising to second floor accommodation. Fitted with laminate wood flooring, coving to the ceiling, smoke alarm, useful storage cupboard containing hot water cylinder and internal doors leading off.

BEDROOM ONE 15' 7 max" x 14' 4" (4.75m x 4.37m)
Spacious master bedroom benefits from laminate wood flooring, coving to the ceiling, central heating radiator and Upvc double glazed Georgian style window providing views to the rear. Internal door leads into

EN SUITE 9' 1 max" x 5' 3 max" (2.77m x 1.6m) Modern en suite shower room with white Ideal Standard suite comprising vanity wash hand basin with mixer tap set in double unit finished in timber effect with concealed low level flush W.C. and matching wall cabinet with co-ordinating ceramic splash back tiling, independent step in tiled shower cubicle fitted with Myra shower, central heating radiator, coving to the ceiling, electric extractor fan and Upvc double glazed Georgian style window to the side.

BEDROOM TWO 12' 8 max" x 11' 8 max" (3.86m x 3.56m)
Fitted with laminate wood flooring, coving to the ceiling, central heating radiator and Upvc double glazed Georgian style window to the rear.

BEDROOM THREE 9' 11" x 13' 5" (3.02m x 4.09m) Benefits from laminate wood flooring, coving to the ceiling, central heating radiator and Upvc double glazed Georgian style window to the front.

BEDROOM FOUR 7' 2" x 8' 10 min" (2.18m x 2.69m) With laminate wood flooring, coving to the ceiling, central heating radiator and Upvc double glazed Georgian style window to the front.

FIRST FLOOR BATHROOM 8' 9" x 8' 5" (2.67m x 2.57m)
Spacious bathroom fitted with modern white Ideal Standard suite comprising pedestal wash hand basin with co-ordinating ceramic splash back tiling, low level flush W.C., bidit, tiled panelled bath with mixer tap and shower mixer, independent step in tiled shower cubicle fitted with Myra mains fed shower, electric extractor fan, central heating radiator and Upvc double glazed opaque Georgian style

window to the rear.

SECOND FLOOR ACCOMMODATION

STAIRS AND LANDING Attractive staircase with turned timber spindles and balustrade lead to second floor landing with laminate wood flooring, coving to the ceiling, timber framed double glazed Velux roof window to the rear and internal doors leading off.

BEDROOM FIVE 13' 0" x 17' 7" (3.96m x 5.36m) Fitted with laminate wood flooring, ceiling mounted spotlights, access to roof void, central heating radiator, Upvc double glazed Georgian style window to the side and twin timber framed double glazed Velux roof windows to the rear.

BEDROOM SIX 13' 0" x 13' 5" (3.96m x 4.09m) Fitted with laminate wood flooring, access to eaves storage space and roof void, central heating radiator, Georgian style Upvc double glazed window to the side and twin timber framed double glazed Velux roof windows to the rear.

EXTERNAL

FRONT AND SIDE To the front of the property is a good sized and attractive walled garden comprising mature lawn with raised well stocked borders, block paved walkway with slate bed area and inset block edge planters containing mature shrubs. To the side is a double block paved driveway providing multi vehicle off street parking leading to detached stone built garage with twin up and over doors having the benefit of both power and light connected. Timber pedestrian access gate and key block paved walkway to the side leads to the rear with pedestrian access door into garage.

REAR Fully enclosed mature rear garden comprising raised timber decking area leading onto gravelled area with central water feature and further onto key block paved patio area with well stocked mature borders, outside lights and cold water supply. Step down to mature lawned garden with good quality timber perimeter fencing and step up to low maintenance good sized gravelled area with stone perimeter wall and outside security lights.

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 AND APPLIANCES The Heating and Appliances have not been tested by Housesetc.



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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 head over the mini roundabout and continue where the road name changes to Westfield Avenue. Continue where the road name changes to Rutland Road, turn right on to Carr Lane where the property is on the left hand side and can be easily identified by our Housesetc For Sale board.

Council Tax: E



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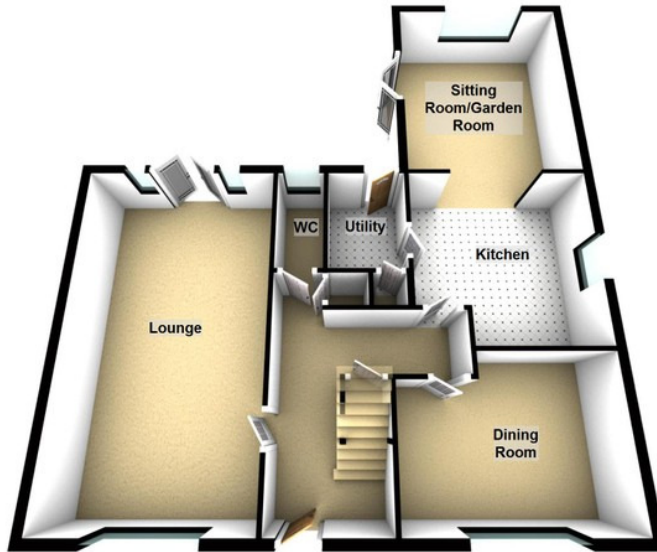


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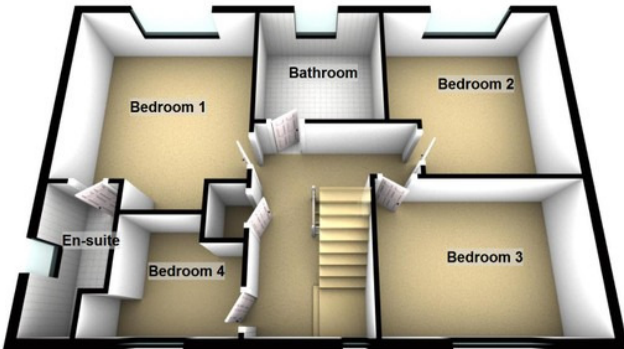
Ground Floor

Approx. 91.9 sq. metres (989.6 sq. feet)



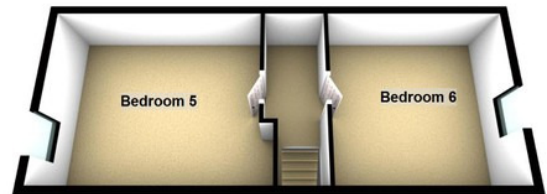
First Floor

Approx. 74.8 sq. metres (805.0 sq. feet)



Second Floor

Approx. 43.7 sq. metres (470.6 sq. feet)



Total area: approx. 210.4 sq. metres (2265.1 sq. feet)

