



Russell Road
Goole
DN14 6UN

£180,000

- Dormer Bungalow
- 2 Double Beds (formerly 3)
- Extended Dining Kitchen
- Integrated Appliances
- Sun Room Extension
- Modern Shower Room
- Front & Rear Gardens
- Garage & Multi Vehicle Parking
- Popular Location
- Viewing Highly Recommended

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

Registered in England No 8047217 Registered Office: Suite One,
Hedley Court, Boothferry Road, East Yorkshire, DN14 6AA



WHY HOUSESETC?

Multi 5 star rated, award winning professional qualified & accredited. Visit www.housesetc.co.uk, our easy-to-use, responsive website offers useful hints & tips for buyers & sellers which could help save you £1000's, including: viewing guides, local school, transport & crime information, additionally there is a useful 'Feedback' section which now carries scores of video testimonials.

Please follow us on Social media where we aim to keep you entertained and updated with the very latest property news & views, as well as posts of all our 'new' & 'reduced price' properties and much much more.

Register now for 'Priority Property Alerts', don't miss out on your dream home.

If you have a property to sell, book your FREE valuation appointment now!

Many thousands of agents including Housesetc are advertising their new & exclusive properties with OnTheMarket.com first, to see these properties set up an instant alert today and you'll automatically receive an email detailing properties that match your requirements.

PROPERTY SUMMARY

Housesetc Goole- EXTENDED DORMER BUNGALOW, two bedrooms (formerly 3), EXTENDED MODERN DINING KITCHEN, integrated appliances, SUN ROOM EXTENSION, ground floor cloaks, MODERN SHOWER ROOM, well presented and maintained gardens front & rear, GARAGE, multi vehicle driveway, POPULAR LOCATION, viewing strongly advised.

ENTRANCE

Composite front entrance door with double glazed opaque and leaded glass insert with adjoining opaque double glazed side panel leads into

ENTRANCE HALLWAY

Benefits from tiled flooring, coving to the ceiling, central heating radiator, storage cupboard with painted louvre doors, stairs rising to first floor accommodation, internal door leading off.

LOUNGE 18' 4" x 13' 1"max (5.6m x 4m)

With feature timber Adam style fire surround with marble effect back and raised hearth houses real flame coal effect gas fire, coving to the ceiling, modern vertical central heating radiator, UPVC double glazed window with bespoke fitted blinds to the front, useful under stairs storage cupboard, opens into

SUN ROOM 9' 10"max x 12' 1" max(3m x 3.7m)

Benefits from good quality tiled flooring, recess ceiling spotlights, vertical radiator, UPVC double glazed double doors with inset fitted blinds opens out into rear garden with *** windows and venetian blinds to either side, door leading to

GROUND FLOOR W.C 3' 2" x 5' 3" (0.97m x 1.62m)

With good quality tile flooring fitted with modern white suite comprising pedestal wash hand basin with ceramic tile splash back, dual low level flush W.C, central heating radiator, UPVC double glazed opaque window with fitted venetian blind to the side.

DINING KITCHEN 18' 4" x 9' 3" (5.61m x 2.84m)

Fully fitted modern dining kitchen with a good supply of wall and base units finished in high gloss effect light grey with antique effect door and drawer furniture, the cupboards and drawers benefits from soft close hinges, block effect food preparation surfaces and complimentary splash back, with under cupboard down lights, one and a half bowl stainless steel sink with mixer tap, space and plumbing for automatic washing machine, integrated double electric ovens with electric induction hob, with co-ordinating splash back and chimney style extractor hood above, floor board effect floor covering, coving to the ceiling, central heating radiator, UPVC double glazed windows with fitted blinds to both front and rear.

FIRST FLOOR ACCOMMODATION

STAIRS AND LANDING

Carpeted staircase with painted dado rail leads to landing with access to roof void and further additional access to useful eaves storage space containing combi- boiler, internal doors leading off.

BEDROOM ONE 10' 9" x 9' 5" (3.28m x 2.88m)

Having central heating radiator, UPVC double glazed window to the side.

BEDROOM TWO 10' 0" max x 10' 1" (3.06m x 3.08m)

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

Registered in England No 8047217 Registered Office: Suite One, Hedley Court, Boothferry Road, East Yorkshire, DN14 6AA



Benefits from useful fitted shelved storage cupboard and double wardrobe with over-head storage cupboards, central heating radiator, coving to the ceiling, UPVC double glazed window to the front.

BATHROOM 5' 5" x 7' 0" (1.67m x 2.14m)

Benefits from a combination of modern waterproof walling and ceramic tiles, stainless steel ladder style towel radiator, fitted with a white suite comprising dual low level flush W.C, pedestal wash hand basin, independent quadrant shower cubical fitted with Triton electric shower and UPVC double glazed window to the rear.

EXTERNAL

FRONT

To the front of the property is a brick built retaining wall with double wrought iron vehicle access gate and stripped paved driveway providing multi-vehicle off-street parking, immediately in front of the property is a well manicured lawned garden with well stocked borders, walkway to front door, timber dividing fences with concrete posts and gravel boards and further brick built dividing wall, outside security lights.

REAR

To the rear a colourful paved patio area with outside light, cold water supply and power points, driveway leads to concrete sectional garage with up and over door and personal side entrance door, the rear garden is predominately laid to lawn with extremely well stocked generous borders and good quality timber perimeter fencing incorporating concrete posts and gravel boards, two stripped paved walkways and two good sized timber storage sheds, further outside security light.

EPC

Energy Performance Rating: TBC

HEATING AND APPLIANCES

The Heating and any Appliances included (including Security Alarms where fitted) 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 Rights Of Way etc need to be confirmed.

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.

LOCATION

Leave our office on Pasture Rd, turn left towards the Charter Club Pub, at the mini roundabout turn left onto Centenary Rd, follow the road to the end, at Airmyn Rd turn left, take the second right onto Lansdown Rd, take the first left onto Russell Rd and the property is on the right and can be identified by a Housesetc For Sale Board.

Council Tax: B





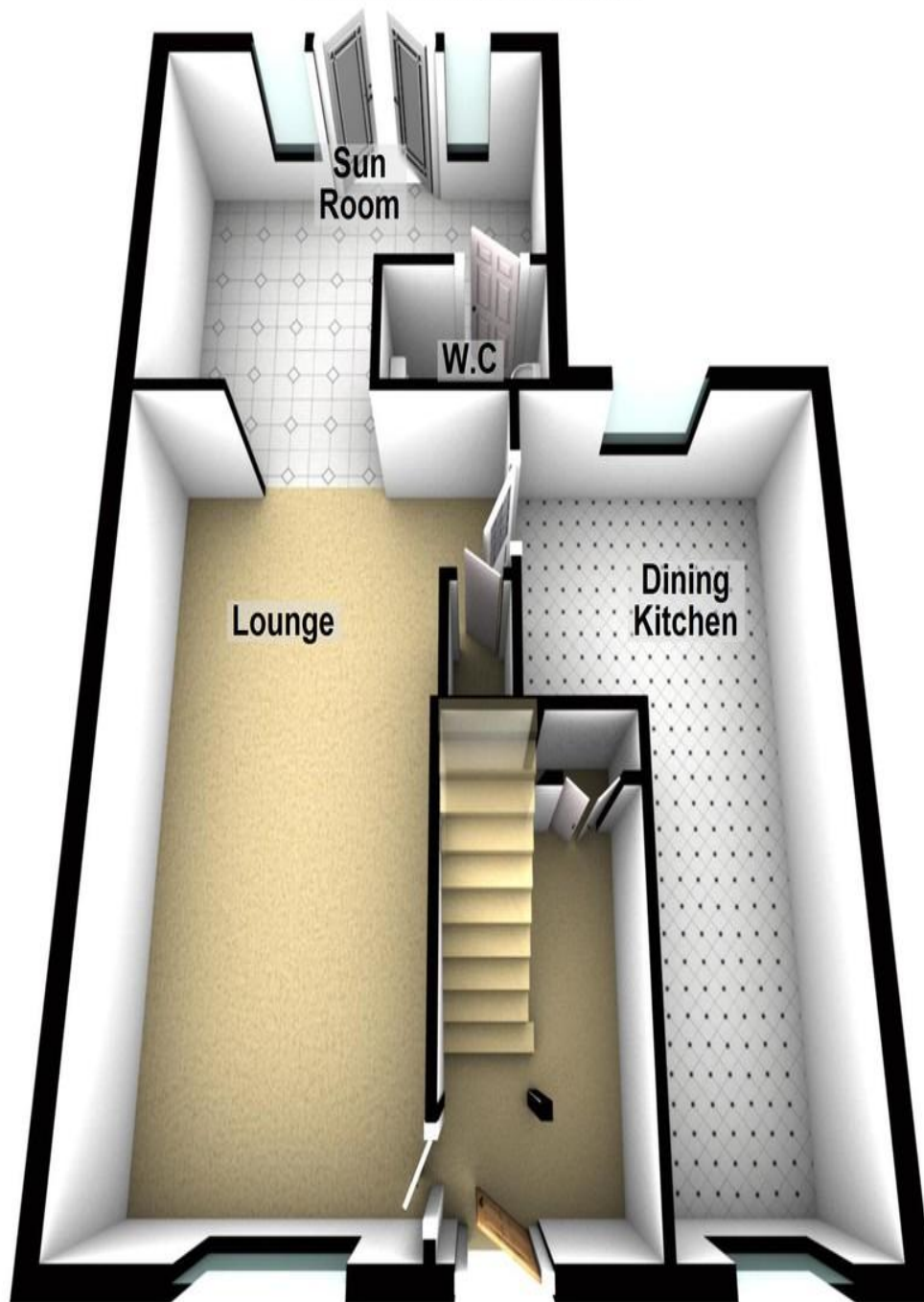
91 Pasture Road
Goole
East Yorkshire
DN14 6BP
T. 01405 780 666
F. 01405 762 942
E. info@housesetc.co.uk
www.housesetc.co.uk

Registered in England No 8047217 Registered Office: Suite One,
Hedley Court, Boothferry Road, East Yorkshire, DN14 6AA



Ground Floor

Approx. 53.5 sq. metres (575.9 sq. feet)



Total area: approx. 84.8 sq. metres (912.7 sq. feet)



First Floor

Approx. 31.3 sq. metres (336.8 sq. feet)

