



Elsie Street Goole DN14 6DU

£100,000

- Inner Terraced House
- Two/Three Bedrooms
- Two Reception Rooms
- Stylish Fitted Kitchen
- Multi Integrated Appliances
- Superb Tiled Shower Room
- Modern White Suite
- Gas Combi & Upvc DG
- Rear Garden, Decking & Lawn
- Ideal For Town Centre

91 Pasture Road
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Registered in England No 8047217 Registered Office: Suite One,
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PROPERTY SUMMARY

Housesetc Goole- INNER TERRACE, two/three bedrooms, STYLISH KITCHEN, multi integrated appliances, TWO RECEPTION ROOMS, Upvc DG, SUPERB TILED SHOWER ROOM, gas combi boiler, ENCLOSED REAR GARDEN, artificial lawn, RAISED TIMBER DECKING, viewing advised.

ENTRANCE

UPVC front entrance door with double glazed opaque insert, and matching skylight leads into

RECEPTION HALLWAY

Spacious reception hallway benefits from high ceilings fitted with coving, good quality timber effect laminate wood flooring, central heating radiator, stairs rising to first floor accommodation and internal doors leading off.

SITTING ROOM 12' 4" x 9' 6" (3.76m x 2.92m)

With the benefit of coving to the ceiling, central heating radiators, alcove within chimney breast for multimedia, good quality timber effect laminate wood flooring, UPVC double glazed window with venetian blind overlooking the front.

LOUNGE/ DINING 13' 3" x 12' 7" (4.04m x 3.86m)

With modern timber effect box style fire surround, incorporating marble effect back and raised hearth houses real flame coal effect gas fire. Coving to ceiling central heating radiator, useful under stairs shelved storage cupboard, UPVC double glazed window with venetian blind overlooking the rear. Internal door leads into

KITCHEN 16' 0" x 7' 3" (4.88m x 2.21m)

Modern fitted Howdens kitchen, finished in cream with stainless steel style door and draw furniture and block effect

food preparation surfaces. Integrated electric oven, four ring gas hob with perspex splash back with stainless steel chimney style extractor fan. Integrated larder style fridge freezer, dishwasher, space and plumbing for automatic washing machine. 1 & 1/2 bowl stainless steel sink with contemporary style mixer tap, radiator, coving to ceiling, ceiling mounted spotlights, colour co-ordinated window blinds. UPVC door with double glazed opaque insert. Opening onto rear courtyard.

FIRST FLOOR ACCOMMODATION

STAIRS AND LANDING

Enclosed staircase with handrail leads to landing with access to roof void and internal doors leading off.

BEDROOM ONE 13' 1" x 12' 7" (4.01m x 3.86m)

Useful integral storage cupboard fitted with storage shelving and coat hooks, central heating radiator, UPVC double glazed window looking out onto rear, internal door leads to

BEDROOM TWO 12' 4" x 12' 7" (3.76m x 3.86m)

Spacious second bedroom with central heating radiator, useful storage cupboard fitted with hanging rail, UPVC double glazed window looking out to the front.

BEDROOM 3/DRESSING ROOM 9' 6" x 7' 3" (2.9m x 2.21m)

Central heating radiator, concealed wall mounted gas combination boiler, UPVC double glazed window with fitted vertical blinds to the side, internal door leads into

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SHOWER ROOM (ACCESSED BY BEDROOM 3) 6' 3" x 7' 3"
(1.93m x 2.21m)

Superb shower room with tiled flooring, good quality ceramic tiled walls, ladder style towel radiator, fitted white suite comprised concealed low level flush W.C, vanity wash hand basin with mixer tap, set-in white high gloss unit, independent step-in shower cubicle with telephone style shower attachment and monsoon style shower head, electric extractor fan, UPVC double glazed opaque window to the rear.

EXTERNAL

REAR

Outside rear is an attractively paved walkway leading to the rear with a secure brick built storage unit, enclosed rear garden with brick built perimeter wall and timber perimeter fence with concrete posts and gravel boards, access gate, the garden is predominantly laid with astro turf, raised timber decking, cold water supply.

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 APPLIANCE

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.

LOCATION

Leaving our office on Pasture Road, head over the mini roundabout which heads onto Westfield Avenue, then turn left onto Elsie Street, where the property is on the left hand side and can be easily identified by our Housesetc for sale board.

Council Tax: A





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Ground Floor

Approx. 46.9 sq. metres (504.6 sq. feet)



Total area: approx. 91.2 sq. metres (981.5 sq. feet)

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First Floor

Approx. 44.3 sq. metres (477.0 sq. feet)



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