



Holray Park

DN14 9QP

£325,000

- Spacious Detached Bungalow
- Three Double Bedrooms
- All With Fitted Wardrobes
- Jack & Jill Full En Suite Bathroom
- White High Gloss Kitchen
- Separate WC & Utility Area
- Conservatory & Separate Dining Room
- Double Garage & Multi-Parking
- Open Aspect To Rear
- Extremely Popular Location

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 Carlton- EXTREMELY POPULAR LOCATION, spacious detached bungalow, THREE DOUBLE BEDROOMS, Jack & Jill bathroom, FOUR PIECE BATH SUITE, corner bath & SHOWER CUBICLE, white high gloss kitchen, UTILTY AREA, separate WC, CONSERVATORY, block paved driveway, DOUBLE GARAGE, low maintenance rear gardens, VIEWS OVER FIELDS, viewing very highly recommended.

ENTRANCE

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

ENTRANCE HALLWAY

Spacious entrance hallway benefits from coving to the ceiling, dado rail, smoke alarm, full shelved storage cupboard (also containing central heating radiator), doors leading off.

LOUNGE 18' 0" x 17' 8" max (5.5m x 5.4m)

With Adam style fire surround and marble effect back and raised hearth, coving to the ceiling, ceiling mounted lights and matching wall lights, smoke alarm, central heating radiator, UPVC double glazed Georgian style bow window with fitted blinds over looking the front, archway leads into

DINING ROOM 14' 2" x 11' 6" (4.33m x 3.53m)

Spacious dining room benefits from coving to the ceiling, central heating radiator, patio doors opening into

CONSERVATORY 8' 2" x 12' 5" (2.5m x 3.8m)

Good quality conservatory with oak effect laminate wood flooring, central heating radiator, benefit of both and light connected, UPVC double glazed units with fitted venetian blinds give views over rear garden and countryside beyond.

DINING KITCHEN 12' 0" x 9' 11" (3.68m x 3.04m)

Benefitted dining kitchen with a range of wall and base units finished in white high gloss with oak effect door and drawer furniture, matching block effect food preparation surfaces, fully ceramic tiled walls, one and a half bowl stainless steel sink, integrated NEFF four ring electric hob and double electric oven, ceiling spotlights, coving to the ceiling, central heating radiator, UPVC double glazed window provides views to the rear, internal door leads into

ENTRANCE/ UTILITY 12' 1" max x 7' 7" max (3.7m x 2.32m)

Fitted block effect work surfaces with space and plumbing underneath for automatic washing machine, UPVC double glazed window the rear, central heating radiator, recessed ceiling spotlights, UPVC side entrance door with double glazed opaque insert and personal access door into

GARAGE 19' 8" x 17' 4" (6m x 5.3m)

With storage cupboards, shelving, central heating radiator, panelled ceiling with recessed ceiling spotlights and electric roller door, UPVC double glazed opaque window to the side.

WC 6' 0" x 2' 11" (1.85m x 0.9m)

Modern separate WC fitted with modern white suite comprising rectangular vanity wash hand basin set in double white high gloss unit with contemporary style mixer tap and complimentary splash back tiling, dual low level flush WC, central heating radiator, UPVC double glazed opaque window to the side.

BEDROOM ONE 14' 1" excluding the wardrobe x 14' 10" (4.3m x 4.54m)

Spacious bedroom with double built in wardrobe, hanging rail and storage shelving, coving to the ceiling, central heating radiator, UPVC double glazed Georgian style bow



window with fitted vertical blinds to the front.

JACK AND JILL ENSUITE/ HOUSED BATHROOM 9' 10" x 9' 11" (3m x 3.04m)

Spacious full bathroom benefits from tiled flooring and fully ceramic tiled walls fitted with four piece suite comprising Armitage Shanks vanity wash hand basin, storage cupboards below and marble effect surface, wall cupboards and vanity mirror with down lights, corner bath with mixer tap, dual low level flush W.C, independent step in tiled shower cubicle with mains fed shower, electric extractor fan, recessed ceiling spotlights, ladder style towel radiator, UPVC double glazed Georgian style opaque window to the side.

BEDROOM TWO 12' 11" x 12' 7"max (3.95m x 3.84m)

Benefits from fitted double wardrobe with hanging rail and overhead storage cupboards, fitted vanity wash hand basin with mixer tap set in cream coloured unit with splash back tiling, vanity mirror with down lights, wall mounted shelved storage cupboards, coving to the ceiling, central heating radiator, UPVC double glazed window with bespoke fitted blinds to the rear.

BEDROOM THREE 10' 5"min excluding wardrobe x 12' 3"min (3.2m x 3.74m)

Good size integral fitted walk-in wardrobe with hanging rail, central heating radiator, UPVC double glazed window with fitted blinds to the rear.

EXTERNAL

FRONT

To the front of the property is a mature lawned garden with extremely well stocked shrub hedge protected by block paved walkway to front door, parched storm porch, courtesy lighting, to the side is a block paved driveway providing multi vehicle off street parking with outside security light leading to double garage.

SIDE AND REAR

Quality paved area to the left hand side with outside cold water supply, quality timber perimeter fence, gate leads to the rear, to the rear is a fully enclosed private low maintenance garden with substantial paved patio area with ornate circular inserts, generously well stocked pebbled borders containing a vast array of mature shrubs, plants and trees, timber perimeter fencing incorporating some concrete posts and gravel boards, provide excellent views over fields to the rear, outside light and cold water supply, to the right hand side of the property is a wrought iron pedestrian access gate leading to the rear with timber storage shed and birders set with grey slate.

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

Postcode for satnav: DN14 9QP, the property, upon entering the cul de sac, is on the right hand side and can be identified by a Housesetc For Sale Board.

Council Tax: E



...we lovesellinghouses

housesetc™



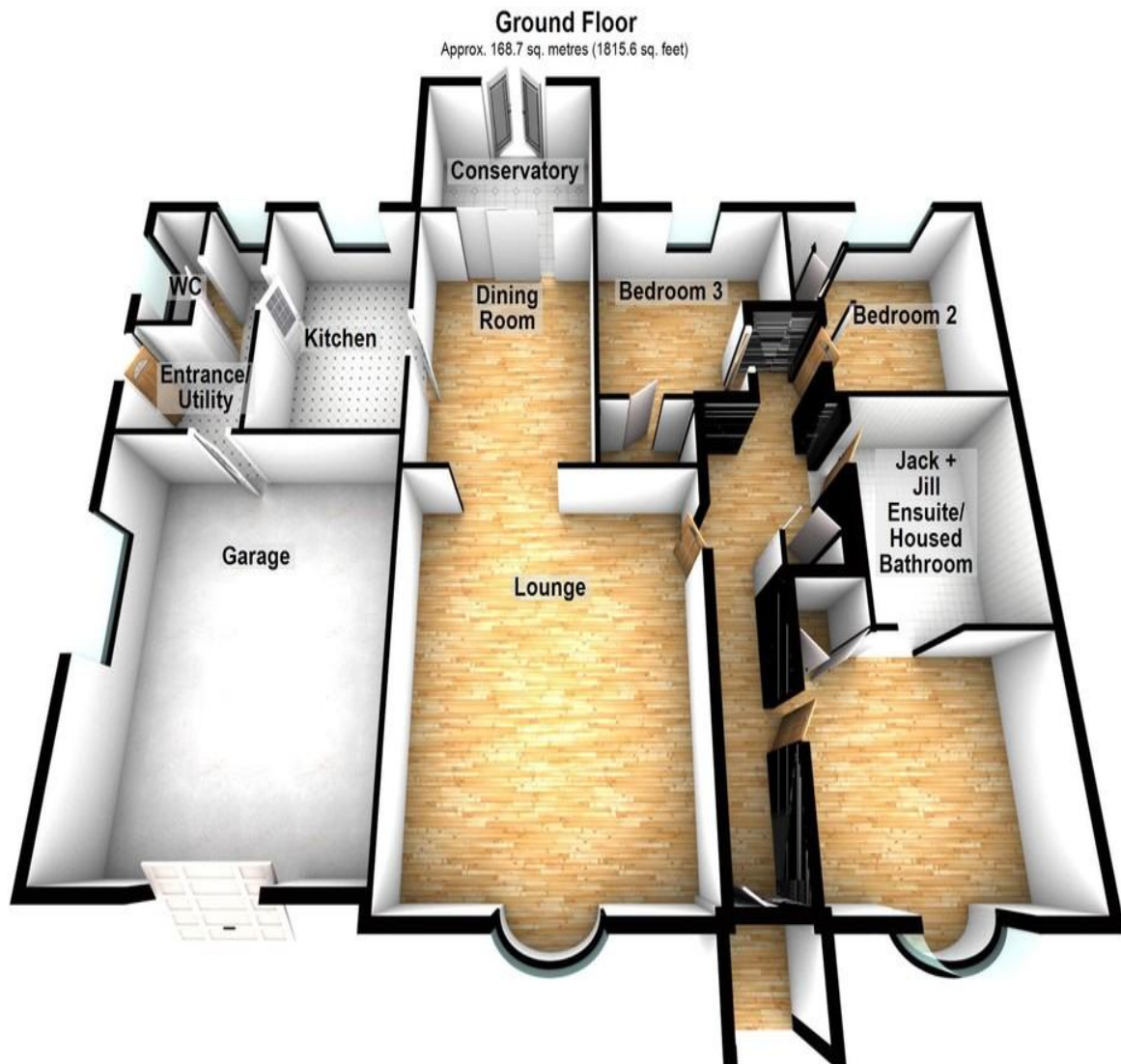
91 Pasture Road **T. 01405 780 666**
Goole **F. 01405 762 942**
East Yorkshire **E. info@housesetc.co.uk**
DN14 6BP **www.housesetc.co.uk**

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



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



Total area: approx. 168.7 sq. metres (1815.6 sq. feet)



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