



## Richmond Drive, Goole £190,000

An exciting opportunity to acquire this deceptively spacious traditional semi-detached property occupying a generous plot and importantly offered for sale with vacant possession and no onward chain.





The property has a front entrance porch which in turn welcome you into the property's internal accommodation. There is a sizeable hallway having an understairs storage cupboard and staircase leading to the first floor arrangement.

The kitchen is located to the rear of the property and forms part of a skilful single storey extension. There are a range of wall and base units to three sides incorporating a sink unit and drainer and recess space for a freestanding gas hob with fan oven below. There is a built in fridge freezer, breakfast bar, full height matching cupboard housing the boiler and a separate style larder cupboard.



To the front there is a spacious lounge with a large, exposed brick fire surround and a bay fronted window. The dining room merges from the lounge through an archway and enjoys space for appropriate dining furniture. There is a fireplace which is now used for decorative purposes only and french doors leading out to the rear garden.

A turned staircase leads to a central landing which gives access to three bedrooms and bathroom/wc. There are two well proportioned double bedrooms and a good sized single which can also lend itself to become a home office depending on the individuals requirements. The bathroom/wc completes the internal accommodation and enjoys a bath with shower attachment over, vanity hand wash basin with useful storage below, low flush w.c. and radiator.



Externally the property benefits from a large corner plot with gardens to the rear and side. There is a good sized detached garage accessed via a manual up and over door and off street parking available.

The front garden is well maintained having a lawned area and attractive range of shrubs. The rear is predominantly laid with stones/pebbles and is enclosed to all three sides by fenced boundaries. A path behind the garage leads to the side garden which is incredibly private, being laid to lawn with surrounding fenced and tall tree lined boundaries. The property has the outdoor space for potential further expansion subject to planning consent and building regulations.



The property is offered for sale with vacant possession and no onward chain. All viewings are strongly recommended and strictly via appointment only through the selling agent 01757 706707.

Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.



#### PARTICULARS MISDESCRIPTION

I/we confirm that the draft particulars supplied have been checked thoroughly and to the best of our knowledge do not contain any error or misdescription of any kind. Fully display and distribution of the property particulars are therefore authorised.

Signed .....

Date .....

## Richmond Drive, Goole, DN14 5LG



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### Associates

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