



# Olive Grove Goole DN14 5AD

£300,000

- 3 Storey Detached House
- 4 Double Bedrooms
- 3 Beds With En Suite Shower Rooms
- Spacious Dining Kitchen
- Integrated Appliances
- Lounge & Snug
- Enclosed Garden With Hot Tub
- Garage & Multi Vehicle Parking
- EPC Rating C
- Freehold, Council Tax Band D

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

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### PROPERTY SUMMARY

Housesetc Goole- DETACHED HOUSE, three storey accommodation, RURAL LOCATION, 4 double bedrooms, THREE BEDS WITH EN SUITE FACILITIES, ground floor cloaks, SPACIOUS DINING KITCHEN, integrated appliances, SNUG AREA, first floor bathroom, ENCLOSED REAR GARDEN, multi vehicle parking, GOOD QUALITY HOT TUB INCLUDED, consider part exchange for 3 beds, VIEWING ADVISED.

### ENTRANCE

Entrance door with double glazed opaque insert leads into

### ENTRANCE HALLWAY

With good quality stripped floorboard effect Karndean flooring, central heating radiator, stairs rising to first floor accommodation, useful storage cupboard and doors off.

LOUNGE 19' 0" into the bay x 11' 2" (5.8m x 3.41m)  
Benefits from Karndean flooring running through from hallway, central heating radiator, bay window over looking the front.

GROUND FLOOR CLOAKS 6' 2" x 3' 1" (1.88m x 0.94m)  
Fitted with modern white suite comprising dual low level flush WC, pedestal wash hand basin with splash back, central heating radiator, tiled flooring, window running through to the side.

DINING KITCHEN 20' 9" max reducing into snug area to 2.25m x 19' 4" reducing to 2.76m (6.35m x 5.9m)  
Fully fitted modern dining kitchen with a range of handleless wall and base units finished in white, with soft close doors and hinges, marble effect food preparation surfaces and matching splashbacks, one and a half bowl resin sink with mixer tap, integrated automatic washing machine, dishwasher, electric oven and four ring gas hob, with stainless steel chimney style extractor hood above, fitted cupboard downlights, stripped floorboard effect laminate wood flooring, window to the side and two windows to the rear, central heating radiator, double doors opening out onto patio area.

### FIRST FLOOR ACCOMMODATION

#### STAIRS AND LANDING

Carpeted turning staircase with turn timber spindles and balustrade lead to landing, first floor landing benefits from central heating radiator, stairs rising to second floor accommodation, storage cupboard containing hot water cylinder, doors off.

#### BEDROOM TWO 13' 1" max x 11' 0" max (4m x 3.36m)

Good sized bedroom benefits from central heating radiator, window to the front, internal door leads to

JACK AND JILL EN-SUITE SHOWER ROOM 7' 1" max x 5' 7" max (2.17m x 1.71m)

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Modern en-suite facility benefits from tiled flooring, white suite comprising dual low level flush WC, pedestal wash hand basin with splashback tiling, mirrored vanity unit, independent step in quadrant tile shower cubicle with mains fed shower, central heating radiator, further door leading into

**BEDROOM THREE** 13' 6" x 11' 3" max (4.12m x 3.43m)  
Central heating radiator, window overlooking the rear garden, door into jack and jill suite.

**BEDROOM FOUR** 10' 4" x 7' 9" (3.15m x 2.38m)  
With central heating radiator, window overlooking the rear garden.

**FIRST FLOOR BATHROOM** 6' 3" x 7' 9" (1.92m x 2.38m)  
With modern white suite comprising dual low level flush WC, pedestal wash hand basin with contemporary style mixer tap and mosaic style splash back tiling, panelled bath with mixer tap and telephone style shower attachment with mosaic style splashback tiling, tile effect flooring, central heating radiator, window to the front.

## SECOND FLOOR ACCOMMODATION

**STAIRS AND LANDING**  
Carpeted turning staircase with turn timber spindles and balustrade lead to landing, door leads into

**BEDROOM ONE** 20' 10" x 14' 4" (6.37m x 4.37m)  
Spacious bedroom benefits from a good range of fitted Hammonds wardrobes, incorporating hanging rails and storage shelving, central heating radiators, useful storage cupboard, window to the front, door leads into

**EN-SUITE SHOWER ROOM** 9' 6" x 7' 11" (2.9m x 2.42m)  
With good quality tile effect flooring, modern white suite incorporating dual low level flush WC, pedestal wash hand basin with mixer tap, mosaic style splashback tiling, independent step-in shower cubicle, with mosaic style splash back tiling and mains fed shower, granite effect dressing table with built in storage cupboards and drawers, access to roof void, storage space and velux

window to the rear.

## EXTERNAL

### FRONT AND SIDE

To the front is an open plan lawned garden with paved walkway leading to front door with storm porch and courtesy lighting, hardcore gravelled area, to the side is a lengthy driveway providing multi-vehicle off-street parking leading to detached brick built garage with up and over door, security light to the front, having the benefit of both power and light connected.

### REAR

To the rear is a fully enclosed garden with good quality timber perimeter fencing incorporating concrete posts and gravel boards, immediately behind the property is an attractively paved patio area with outside cold water supply, leads onto mature lawn garden with raised borders, with timber sleepers, behind the garage is a private area with hot tub (included in the sale), to the rear is a timber summer house and bark covered play area.

## EPC

Energy Performance Rating: C

## 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.

## 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 5AD the property is on the left hand side and can be identified by a Housesetc For Sale



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Board.

Council Tax: D



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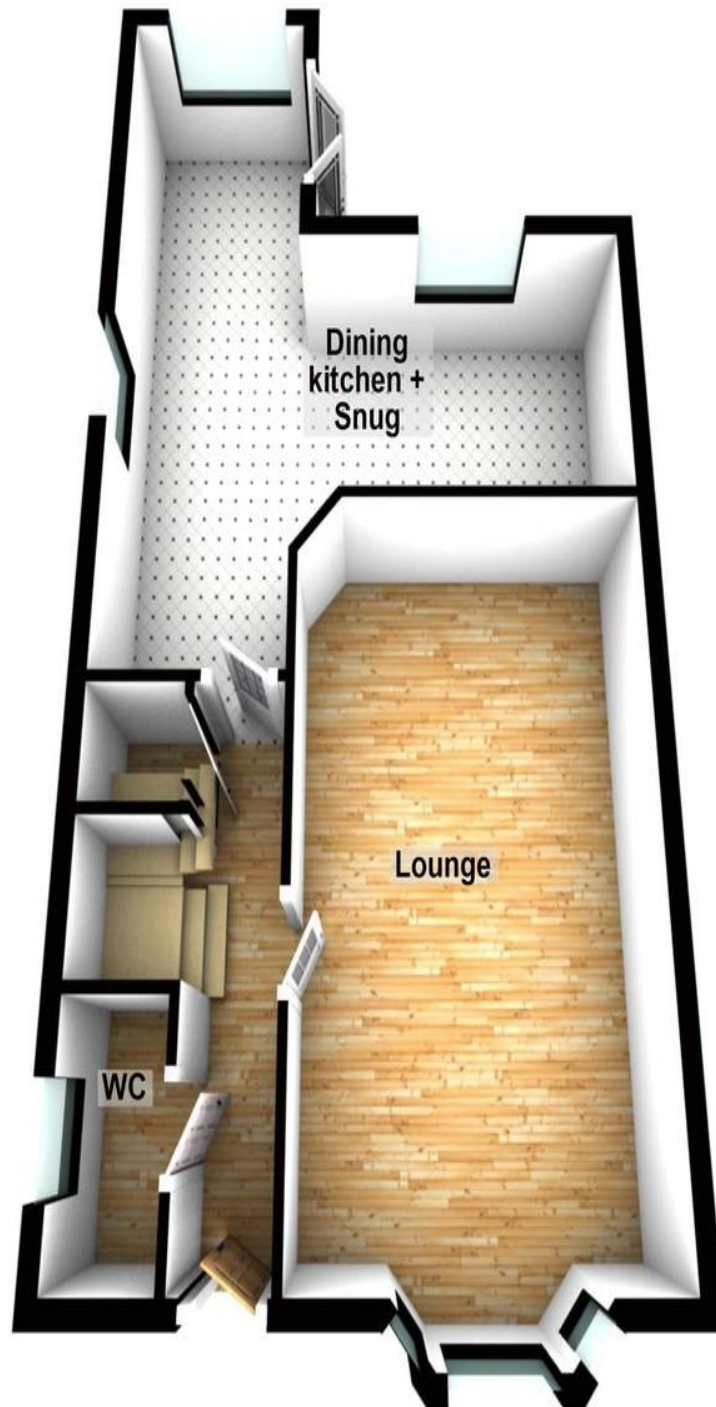


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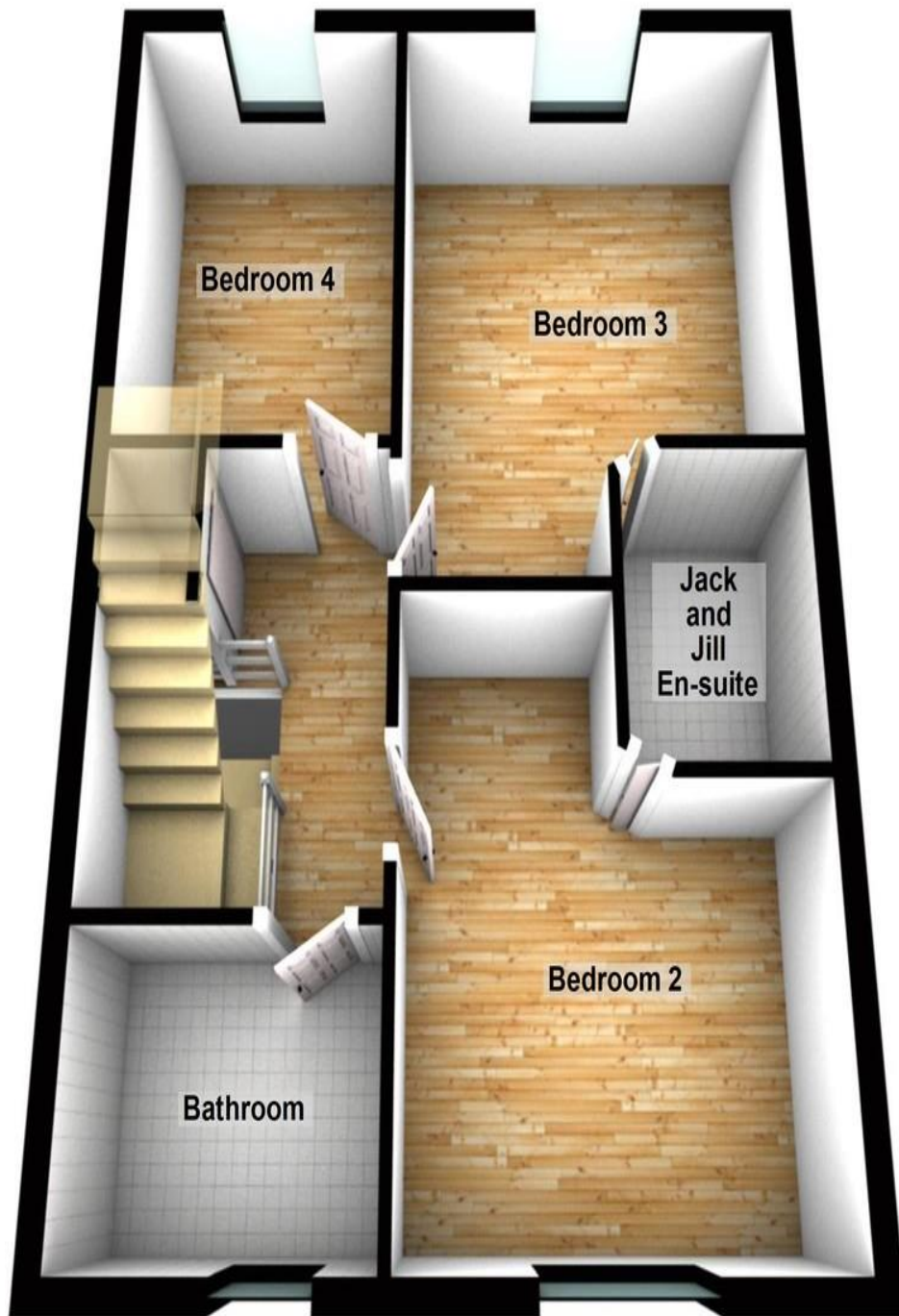
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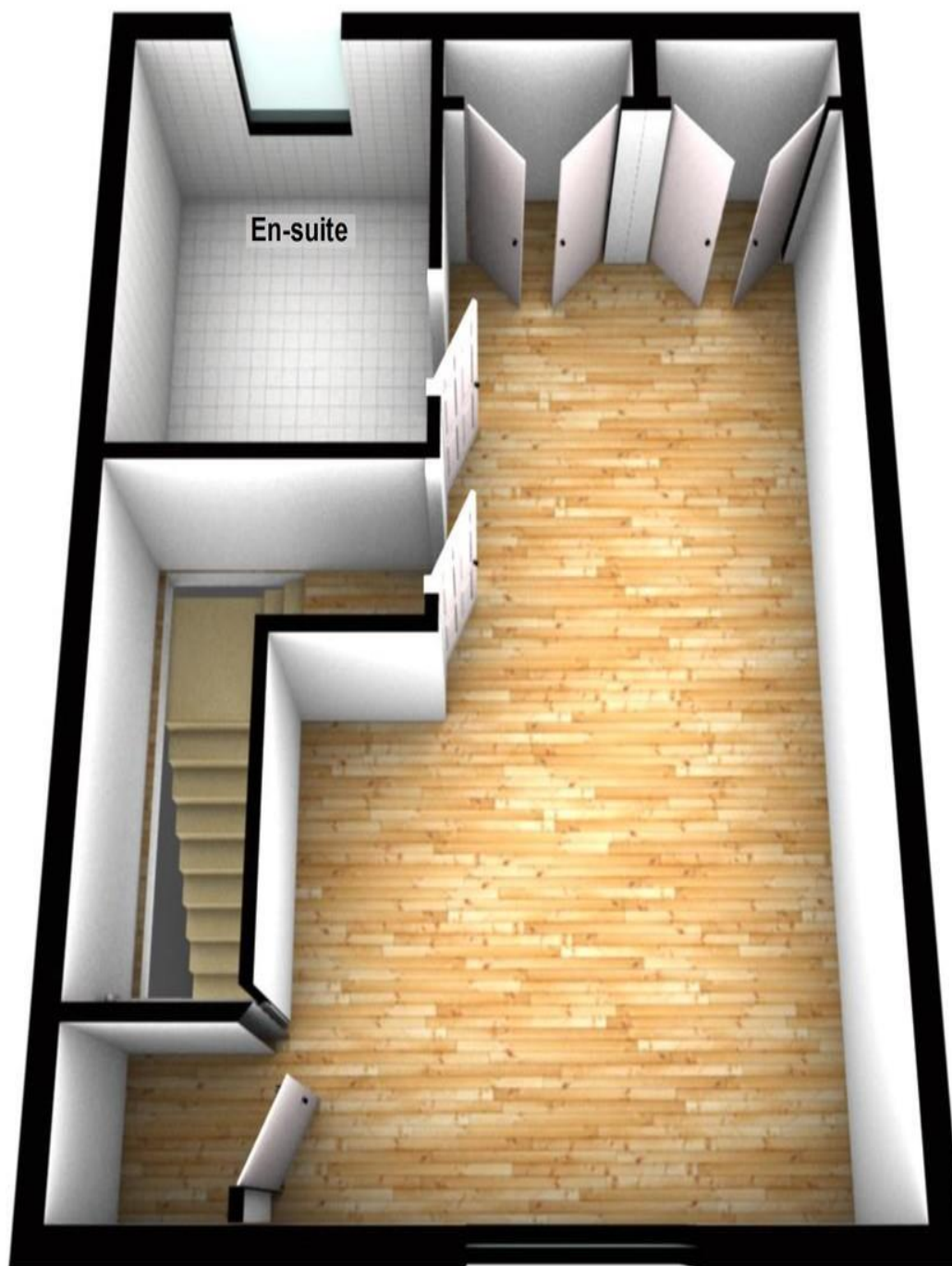
Ground Floor



First Floor



Second Floor



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