



15 Kingsway  
Goole, DN14 5HD

**Offers Over £140,000**

# Property Features

- Spacious End Terrace House close to Town Centre
- Accommodation over 3 Floors
- 2 Reception Rooms, Kitchen & Utility
- 4 Bedrooms, 2 Bathrooms and Separate W.C.
- PVCu Double Glazing & Gas Central Heating

## Full Description

### SITUATION

15 Kingsway, Goole, DN14 5HD is located in an area of other large terraced houses and will be found by proceeding east from the Clock Tower roundabout along North Street and then left into Hook Road and then 3rd left into Marshfield Road and then 3rd right into Kingsway where the property will be found on the right hand side clearly marked by one of our distinctive For Sale boards.

### THE PROPERTY

This property was formerly a House of Multiple Occupation (HMO) and was run as a 5 bedroom unit, but the licence has now lapsed and therefore now offers the opportunity to purchase a very spacious property offering accommodation over 3 floors. The accommodation briefly comprises:

### GROUND FLOOR

#### ENTRANCE PORCH

Having PVCu double glazed front door.

#### ENTRANCE HALL 25' 2" x 5' 7" (7.67m x 1.7m) to extremes

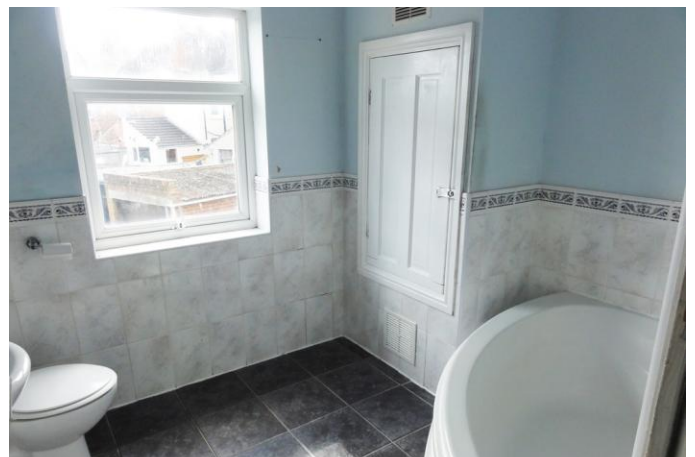
Having ceiling coving, 2 central heating radiators and under-stairs cupboard.

#### LIVING ROOM 13' 2" x 12' 9" (4.01m x 3.89m) to extremes plus walk-in bay area

Having ceiling coving, PVCu double glazed bay window, modern fireplace with gas fire inset and central heating radiator.

#### SITTING ROOM 15' 2" x 13' 9" (4.62m x 4.19m) to extremes

Having ceiling coving, PVCu double glazed window, central heating radiator and carpeting.



**KITCHEN 15' 0" x 10' 9" (0m x 3.07m) to extremes**  
Having PVCu double glazed back door and window, range of fitted units comprising stainless steel sink unit set in laminated working surface with integrated Lamona 4 ring ceramic hob and Lamona oven/grill and with cupboards and drawers under and matching wall units. Further laminated working surface with appliance space under, part tiled walls, tiled floor and central heating radiator.

**UTILITY ROOM 7' 9" x 4' 0" (2.36m x 1.22m)**  
Having PVCu double glazed window, stainless steel sink unit set in laminated working surface with cupboards and appliance space under. Part tiled walls and tiled floor.

## FIRST FLOOR

Banistered staircase and landing leads to:-

**BEDROOM 16' 11" x 13' 2" (5.16m x 4.01m) to extremes**  
Having ceiling coving, 2 PVCu double glazed windows, vanity washbasin with cupboards under and 2 central heating radiators.

**BEDROOM 15' 2" x 13' 4" (4.62m x 4.06m) to extremes**  
Having PVCu double glazed window, picture rail, vanity wash basin with cupboard under, central heating radiator and carpeting.

**BATHROOM 8' 8" x 7' 3" (2.64m x 2.21m) to extremes**  
Having PVCu double glazed window. Suite of corner panelled bath, pedestal wash basin and W.C. Central heating radiator, part tiled walls and tiled floor. Airing cupboard housing Vaillant gas combination central heating boiler.

**BATHROOM 7' 3" x 7' 0" (2.21m x 2.13m)**  
Having 2 PVCu double glazed windows, suite of panelled bath, pedestal wash basin and W.C. Shower cubicle with Aqua 3000 electric shower. Part tiled walls and tiled floor and central heating radiator.

**CLOAKROOM 5' 3" x 3' 3" (1.6m x 0.99m)**  
Having pedestal wash basin and W.C. Tiled floor.

## SECOND FLOOR

Banistered staircase with half and full landings leads to:-

**BEDROOM 17' 9" x 10' 9" (5.41m x 3.28m)**  
Having PVCu double glazed window, part slope ceiling, vanity wash basin with cupboard under, central heating radiator and carpeting.



### BEDROOM 13' 7" x 11' 9" (4.14m x 3.58m)

Having PVCu double glazed window, part slope ceiling, vanity wash basin with cupboard under, central heating radiator and carpeting.

### TO THE OUTSIDE

Spacious Attached GARAGE with 2 wooden doors accessed off Kingsway.

Front forecourt.

Rear yard with 2 brick outhouses.

### SERVICES

Mains services of water, electricity, gas and drainage are installed. Gas Central Heating served by the Vaillant gas combination boiler in the bathroom. PVCu double glazing as detailed.

None of the services or associated appliances have been checked or tested.

### OUTGOINGS

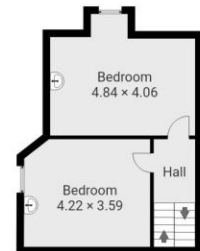
It is understood that the property is in Council Tax Band A, which is payable to the East Riding of Yorkshire Council.

### ENERGY PERFORMANCE GRAPHS

An Energy Performance Certificate is available to view at the Agent's Offices and the Energy Efficiency Rating is shown.

### FLOOR PLANS

These floor plans are intended as a guide only. They are provided to give an overall impression of the room layout and should not be taken as being scale drawings.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

4 Belgravia,  
Goole,  
DN14 5BU

www.townenddegg.co.uk  
sales@townenddegg.co.uk  
01405 762557

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements