



Rutland Road
Goole
DN14 6LU

£135,000

- Semi Detached House
- Extended & Updated
- Three Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Stunning Tiled Bathroom
- Good Sized Gardens
- EPC Rating D



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'...WE LOVE SELLING HOUSES' PROPERTY SUMMARY

Housesetc Goole- extended & tastefully updated semi detached house to include re-wire, gas combination boiler and majority wood-grain effect Upvc DG windows. 'Zebrano' flooring and carpets throughout. A lengthy driveway provides multi vehicle parking, garage and good sized gardens. The living accommodation comprises to the ground floor; entrance lobby, bay fronted lounge, dining room with bay overlooking garden, kitchen and entrance porch. To the first floor are three good sized bedrooms, stunning modern high quality tiled bathroom and separate WC. Viewing recommended.

GROUND FLOOR ACCOMMODATION

ENTRANCE Upvc side entrance door with attractive double glazed opaque and leaded glass inserts leads into

ENTRANCE LOBBY Useful entrance lobby benefits from modern zebrano style flooring, central heating radiator, delph rack, coving to the ceiling, modern ceiling mounted light, stairs rising to first floor accommodation and internal doors leading off.

LOUNGE 13' 9 max" x 16' 0 max" (4.19m x 4.88m) With modern zebrano style flooring running through from hallway, feature wall mounted electric fire with pebbled inserts, coving to the ceiling, central heating radiator and Upvc double glazed window to the front and additional walk in Upvc double glazed bay window also to the front. Opens into

DINING ROOM 11' 2 min" x 10' 3" (3.4m x 3.12m) With zebrano style flooring running through from lounge and hallway, coving to the ceiling, central heating radiator and Upvc double glazed bay window overlooking the rear garden. Door opens into

KITCHEN 7' 8" x 8' 3" (2.34m x 2.51m) With good quality tiled flooring and fitted with modern kitchen finished in white with marble effect food preparation surfaces and co-ordinating ceramic splash back tiling, single bowl stainless steel sink with mixer tap, plumbing for automatic washing machine, ceiling mounted spotlights, central heating radiator

and door way leads into useful walk in under stairs storage cupboard (currently used as larder) with fitted storage shelving. Glazed timber window and timber door lead into

LEAN TO TIMBER ENTRANCE PORCH 6' 1" x 6' 4" (1.85m x 1.93m) With stone paved flooring, timber door leads to storage area with wall mounted gas combination boiler, timber framed windows providing views over the rear garden whilst timber side door with glazed opaque insert opens out onto paved patio area.

FIRST FLOOR ACCOMMODATION

STAIRS AND LANDING Staircase with painted timber handrail and wrought iron spindles leads to split level landing with Upvc double glazed window to the side, coving to the ceiling, access to roof void, modern ceiling mounted light and internal doors leading off.

BEDROOM ONE 14' 4 max" x 11' 2" (4.37m x 3.4m) With coving to the ceiling, attractive ceiling mounted light and Upvc double glazed bay window to the front.

BEDROOM TWO 11' 3" x 10' 3" (3.43m x 3.12m) Good sized second bedroom with central heating radiator and Upvc double glazed window providing views to the rear.

BEDROOM THREE 7' 7" x 8' 2" (2.31m x 2.49m) With central heating radiator and Upvc double glazed window providing

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views to the rear.

BATHROOM 12' 3 max" x 4' 6" (3.73m x 1.37m) Beautifully presented fully fitted modern bathroom with high quality white suite comprising pedestal wash hand basin with contemporary style mixer tap, panelled bath with fitted shower screen and mains fed shower, stainless steel towel style radiator, fully ceramic tiled walls with inset brick style dado rail, tile effect laminate wood flooring, ceiling mounted spotlights and Upvc double glazed opaque windows to both front and side.

SEPARATE W.C. 5' 7" x 2' 5" (1.7m x 0.74m) Fitted with modern white suite to include concealed low level flush W.C. and wall mounted wash hand basin with mixer tap, tile effect laminate wood flooring, modern ceiling mounted spotlights and Upvc double glazed opaque window to the side.

EXTERNAL

FRONT To the front of the property is a mature shaped lawned garden, wrought iron vehicular access gates lead to stripped paved driveway providing mulit vehicle off street parking. Side entrance door with security light.

REAR To the rear is a substantial mainly lawned garden with immediately behind the property paved patio area with stripped walkway leading to lawned garden. Driveway leads to garage with outside cold water supply. The garden is enclosed with a combination of coniferous hedging and good quality timber perimeter fencing incorporating concrete posts and gravel boards.

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 APPLIANCES The Heating and Appliances 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 right of way etc need to be confirmed.

LOCATION Leaving our office on Pasture Road head over the mini roundabout and continue along the road where the road name changes to Westfield Avenue and then to Rutland Road where the property is on the left hand side and can be easily identified by our Housesetc For Sale board.

Council Tax: B





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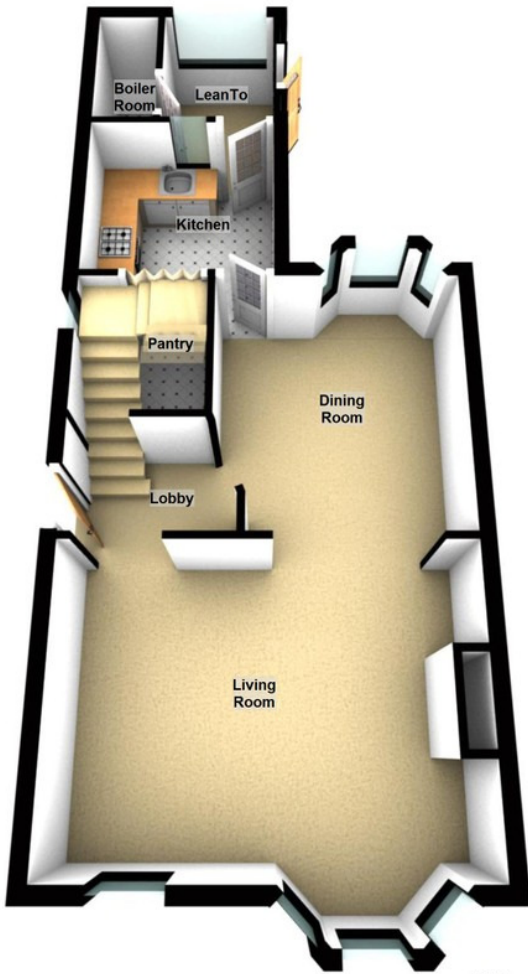
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Ground Floor

Approx. 49.8 sq. metres (536.2 sq. feet)



First Floor

Approx. 41.6 sq. metres (447.6 sq. feet)



Total area: approx. 91.4 sq. metres (983.8 sq. feet)

All floorplans and measurements are provided for information purposes only. Plans should not be scaled from or used as reference.
Plan produced using The Mobile Agent.

