



Western Road  
Goole  
DN14 6RD

£135,000

- Traditional Semi House
- Three Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Wet Room & G'floor WC
- Gas Combi & Maj Upvc DG
- Gardens Front & Rear
- EPC Rating TBC



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

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### PROPERTY SUMMARY

Housesetc Goole- Available with immediate vacant possession and occupying a generous corner plot this traditional semi detached house enjoys a popular residential location. Benefiting from gas combi boiler, majority Upvc DG, good sized gardens and brick outbuildings, the accommodation comprises to the groundfloor: entrance porch, hallway, 2 reception rooms, kitchen and groundfloor cloaks. To the first floor are 3 bedrooms and a spacious and modern wet room. Viewing recommended.

### ENTRANCE

Upvc double doors with adjoining side panel leads into

### ENTRANCE LOBBY

Benefits from tiled flooring and secure timber door with glazed opaque inserts leads into

### ENTRANCE HALLWAY

With useful cloak hanging, radiator, under stairs storage, timber framed window to the front, stairs rising to first floor accommodation and internal doors leading off

### SITTING ROOM 11' 6" into bay x 10' 11" (3.51m x 3.33m)

With coving to the ceiling, plaster ceiling rose, radiator, raised tiled hearth, walk in Upvc double glazed Georgian bay window over looking the front garden.

### LOUNGE 13' 5" x 10' 11" max (4.09m x 3.33m)

With feature stone effect Adam style fire surround and matching raised hearth houses real flame coal effect gas fire, coving to the ceiling, radiator and Upvc double glazed patio doors providing excellent views over the rear garden.

### KITCHEN 9' 8" max x 8' 8" (2.95m x 2.64m)

Fully fitted kitchen with a range of wall and base units

finished in oak effect with gothic style door and drawer furniture. 1 & 1/2 bowl stainless steel sink with mixer tap, plumbing for automatic washer, marble effect food preparation surfaces and co-ordinating ceramic splash back tiling, Upvc double glazed Georgian style window with fitted blinds over looking the rear garden, radiator and Upvc side entrance door with double glazed opaque insert.

### GROUND FLOOR W.C 4' 9"max x 5' 2"max (1.45m x 1.57m)

Fitted with modern white suite comprising dual low level flush W.C. pedestal wash hand basin with contemporary style mixer tap, co-ordinating ceramic splash back tiling, and fitted vanity unit above. Recessed ceiling spot lights, electric extractor fan and Upvc double glazed Georgian style window to the side

### FIRST FLOOR ACCOMMODATION

### STAIRS AND LANDING

Enclosed turning staircase with painted timber handrail and additional natural timber handrail leads to landing with Upvc double glazed Georgian style window to the side and internal doors leading off.

### BEDROOM ONE 14' 6" into bay x 10' 11" (4.42m x 3.33m)

Fitted with a range of fitted wardrobes to include, hanging rail, storage shelving, drawers, overhead cupboards and vanity mirror, coving to the ceiling, radiator and Upvc double glazed Georgian style bay window over looking the front.

### BEDROOM TWO 11' 3" x 11' 0" (3.43m x 3.35m)

Spacious second bedroom with coving to the ceiling, fitted shelved storage cupboard, radiator and Upvc double glazed Georgian style window over looking the rear.

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Council Tax: B

**BEDROOM THREE 8' 0" max x 8' 9"max (2.44m x 2.67m)**

With integral fitted wardrobe providing both hanging rail and storage shelving, radiator and Upvc double glazed Georgian style window to the front.

**WET ROOM 8' 1" x 8' 7" (2.46m x 2.62m)**

Fitted with modern white suite comprising dual low level flush W.C pedestal wash hand basin, wet room area with mains fed shower, high quality ceramic tiled walls, integral storage cupboard housing gas combi boiler and Upvc double glazed opaque Georgian style window to the rear.

**EXTERNAL**

**FRONT**

To the front of the property is a good sized mature garden enclosed with a combination of shrub hedge, timber picket fencing and timber lap fencing, concrete walkway leads to front door and secure timber pedestrian access gate to the rear.

**SIDE & REAR**

To the side of the property is a concrete hard standing area with 3 brick built outbuildings, one being a former w.c, the other two being storage units.

To the rear is a mature fully enclosed lawned garden with well stocked borders containing a variety of mature shrubs and trees and raised planting area. To the far rear of the garden is a pebbled area with concrete block perimeter wall.

**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 & APPLIANCE**

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.

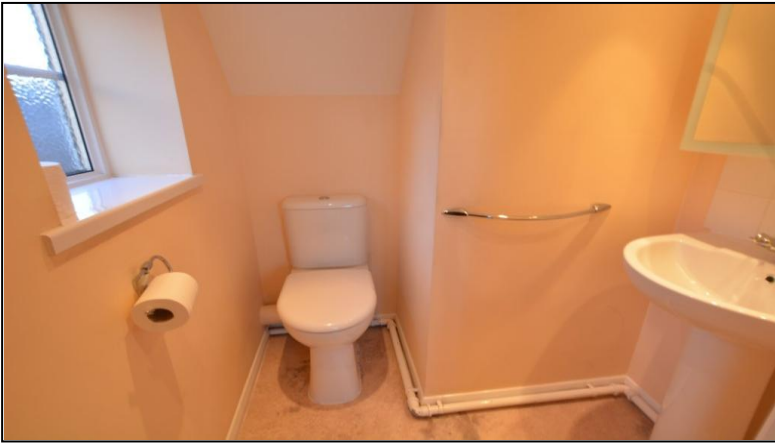
**LOCATION**

Leaving our office on Pasture Road head over the mini roundabout onto Westfield Avenue then eventually turning left onto Western Road where the property is on the left hand side and can be identified by our Housesetc For Sale Board.

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