



Butterbur Drive
Goole
DN14 6FE

£135,000

- End Town House
- Three Bedrooms
- Modern Dining Kitchen
- Integrated Cooking Appliances
- Groundfloor WC
- Good Size Encl Gardens
- Off Street Parking
- EPC Rating C



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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'...WE LOVE SELLING HOUSES' PROPERTY SUMMARY

Housesetc Goole- Well presented and modern 3 bed end town house located in a pleasant cul de sac with the benefit of multi vehicle parking, larger than average enclosed gardens, gas combi boiler and Upvc DG. The living accommodation comprises of lounge opening into rear garden, dining kitchen with appliances and groundfloor WC. An attractive staircase gives access to the first floor with three bedrooms and a modern family bathroom. Viewing advised

GROUND FLOOR ACCOMMODATION

ENTRANCE Reinforced side entrance door with double glazed opaque panelled insert leads into

ENTRANCE HALLWAY Good sized entrance hallway with hardwired smoke alarm, central heating radiator, stairs rising to first floor accommodation and internal doors leading off.

LOUNGE 11' 7" x 14' 6" (3.53m x 4.42m) With attractive timber Adam style fire surround incorporating marble effect back and raised hearth housing real flame effect gas fire with modern pebbled inserts, useful under stairs storage cupboard, coving to the ceiling, Upvc double glazed leaded side window with roller blind whilst Upvc double glazed double doors with adjoining side panels open out into the rear garden.

KITCHEN 11' 7 max" x 14' 5" (3.53m x 4.39m) Benefits from good quality tiled flooring and modern fitted kitchen finished in oak effect with stainless steel style door and drawer furniture, marble effect food preparation surfaces and co-ordinating ceramic splash back tiling, 1 and 1/2 bowl stainless steel sink with mixer tap, integrated electric oven with matching four ring gas hob above and filter hood, plumbing for automatic washing machine, plumbing for dishwasher, ceiling mounted spotlights, electric extractor fan, central heating radiator and walk in Upvc double glazed leaded window with fitted venetian blinds overlooking the front.

GROUND FLOOR W.C. 4' 8" x 3' 4" (1.42m x 1.02m) Fitted with modern Ideal Standard white suite comprising pedestal wash hand basin with mixer tap and co-ordinating ceramic splash back tiling, dual low level flush W.C., mosaic effect floor covering, central heating radiator and Upvc double glazed leaded opaque window to the side with fitted venetian blind.

FIRST FLOOR ACCOMMODATION

STAIRS AND LANDING Enclosed turning staircase with painted turned timber spindles and balustrade lead to landing with access to roof void, hardwired smoke alarm and internal doors leading off.

BEDROOM ONE 10' 4" x 14' 8 max" (3.15m x 4.47m) Benefits from fitted Hammonds wardrobes and matching chest of drawers finished in beech effect with stainless steel style door and drawer furniture, central heating radiator and twin Upvc double glazed leaded windows to the side.

BEDROOM TWO 11' 5" x 6' 3" (3.48m x 1.91m) With central heating radiator and Upvc double glazed window providing views to the rear.

BEDROOM THREE 8' 10 max" x 8' 2" (2.69m x 2.49m) Having central heating radiator and Upvc double glazed window providing views over the rear.

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BATHROOM 6' 1" x 5' 6" (1.85m x 1.68m) Fitted with white Ideal Standard suite comprising dual low level flush W.C., pedestal wash hand basin and panelled bath with mains fed shower over. With tile effect floor covering, three ceramic tiled walls, electric extractor fan, shaver point, ladder style towel radiator and Upvc double glazed leaded opaque window to the side with fitted venetian blind.

EXTERNAL

FRONT AND SIDE To the front of the property is an allocated parking bay with additional slate parking area with timber edging. To the side is a well presented mature lawned garden with stocked borders and good quality timber perimeter fencing incorporating concrete posts and gravel boards. Ornamental lamp post and strip paved walkway leads to side door with courtesy coach light and storm porch. Wrought iron pedestrian access gate to the rear.

REAR To the rear is a well presented attractive enclosed garden with timber fencing incorporating concrete posts and gravel boards. Stripped paved walkway leads to rear entrance door. The garden is predominantly laid to lawn with generous borders containing miniature conifers, two paved patio areas one with attractive circular paved inserts and slate bed borders. To the rear of the garden is a timber summer house and paved and enclosed dog pen (can be removed if required) and outside security light.

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.

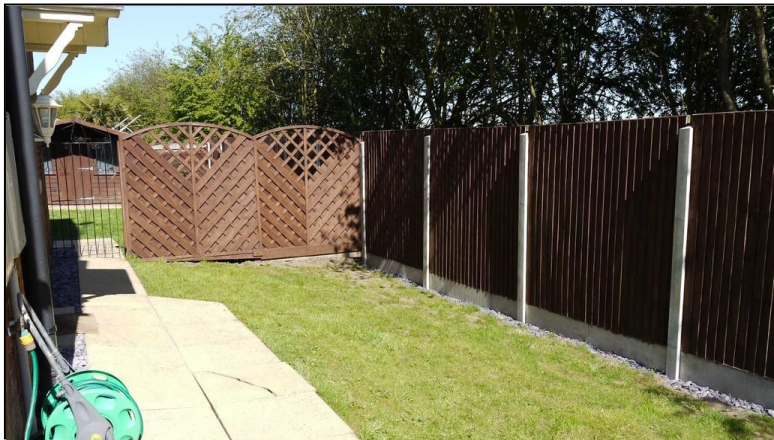
HEATING AND APPLIANCES The Heating and Appliances have not been tested by Housesetc.

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 where the road name changes to Westfield Avenue. Continue along where the road name changes to Rutland Road and at the end of the road turn right on to Carr Lane. Turn left on to Sundrew Avenue and turn left on to Butterbur Drive, turn right onto a cul de sac 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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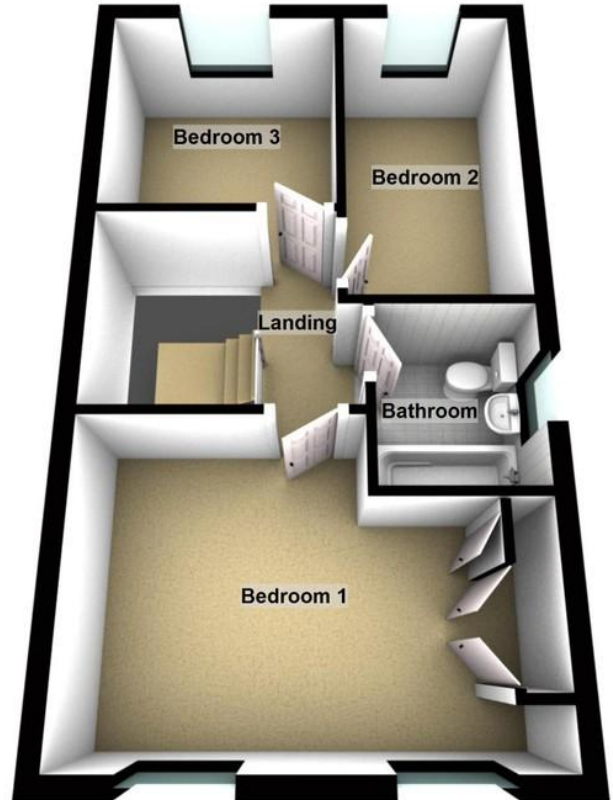
Ground Floor

Approx. 35.6 sq. metres (382.8 sq. feet)



First Floor

Approx. 34.6 sq. metres (371.9 sq. feet)



Total area: approx. 70.1 sq. metres (754.8 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.

