



Sir Len Hutton Drive
Goole
DN14 6FB

- Modern Detached House
- Four Double Bedrooms
- En Suite Shower Room
- Fitted Dining Kitchen
- Utility & G' floor WC
- Enclosed Gardens
- Garage & Driveway
- EPC Rating C

£200,000

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'...WE LOVE SELLING HOUSES' PROPERTY SUMMARY

Housesetc Goole- Located on a popular cul de sac, this beautifully presented modern detached house boasts double driveway, garage with remote control door, good sized enclosed lawned garden with patio area, gas central heating and Upvc DG. The accommodation to the groundfloor consists of: Entrance lobby, lounge with dining area, modern dining kitchen with integrated appliances, utility room and groundfloor WC. To the first floor, an impressive landing gives access to four double bedrooms, master with superb en suite shower room and high quality house bathroom. Viewing is strongly advised.

GROUND FLOOR ACCOMMODATION

ENTRANCE Reinforced front entrance door with double glazed opaque and leaded effect insert leads into

ENTRANCE LOBBY Having central heating radiator, coving to the ceiling, smoke alarm, stairs rising to first floor accommodation and internal door leading off.

LOUNGE 15' 9 min" x 11' 5 max" (4.8m x 3.48m) With feature timber Adam style fire surround incorporating marble effect back and raised hearth housing real flame gas fire with contemporary pebbled inserts trimmed in stainless steel effect, coving to the ceiling, contemporary ceiling mounted light, and walk in Upvc double glazed window with fitted vertical blinds to the front. Lounge leads into

DINING AREA 9' 4" x 8' 8" (2.84m x 2.64m) With coving to the ceiling, central heating radiator, contemporary ceiling mounted light and Upvc double glazed patio doors with fitted vertical blinds opening out onto patio.

DINING KITCHEN 13' 0 max" x 9' 2" (3.96m x 2.79m) Fully fitted modern dining kitchen with a good variety of wall and base units finished in maple effect with stainless steel effect door and drawer furniture, block effect food preparation surfaces and co-ordinating ceramic splash back tiling, good quality 1 and 1/2 bowl white enamel sink with contemporary style mixer tap, integrated dishwasher, double electric oven

and four ring gas hob with filter hood above, timber effect laminate wood flooring, recessed ceiling spotlights, central heating radiator, extremely useful under stairs storage cupboard and Upvc double glazed window with fitted vertical blinds overlooks the rear garden. Internal door leads into

UTILITY ROOM 9' 7" x 5' 4" (2.92m x 1.63m) With fitted base units and larder unit to match kitchen and block effect work surface with co-ordinating ceramic splash back tiling, plumbing for automatic washing machine, timber effect laminate wood flooring, gas central heating boiler, ceiling mounted spotlights, electric extractor fan, reinforced rear door with double glazed opaque and leaded effect insert opens out into the rear garden. Internal door leads into

GROUND FLOOR W.C. 3' 2" x 5' 3" (0.97m x 1.6m) Fitted with modern white suite incorporating low level flush W.C. and contemporary style rectangular vanity wash hand basin set in double unit with contemporary style taps and mosaic style splash back tiling. With laminate wood flooring running through from kitchen and utility, central heating radiator and Upvc double glazed opaque window to the side.

FIRST FLOOR ACCOMMODATION

STAIRS AND LANDING Enclosed staircase with painted timber handrail leads to good sized landing with turned



timber spindles and balustrade above to both sides, coving to the ceiling, access to roof void, useful shelved storage cupboard also containing hot water cylinder and internal doors leading off.

BEDROOM ONE 9' 5" x 14' 4" (2.87m x 4.37m) Spacious master bedroom with double central heating radiator and twin Upvc double glazed windows providing excellent views to the rear. Internal door leads into

EN SUITE 6' 7" x 5' 6" (2.01m x 1.68m) High quality en suite shower room fitted with modern Ideal Standard suite comprising pedestal wash hand basin with antique effect taps, low level flush W.C., independent step in tiled shower cubicle with mains fed power shower. With good quality Karndean tile effect flooring, ceramic tiled walls to dado rail height, electric extractor fan, shaver point, recessed ceiling spotlights, central heating radiator and Upvc double glazed opaque window to the side.

BEDROOM TWO 13' 0" x 9' 0 max" (3.96m x 2.74m) Good sized second bedroom with central heating radiator and Upvc double glazed window overlooking the front.

BEDROOM THREE 8' 2" x 14' 9 max" (2.49m x 4.5m) Having central heating radiator and Upvc double glazed window overlooking the front.

BEDROOM FOUR 9' 5" x 9' 7" (2.87m x 2.92m) Fourth double bedroom with central heating radiator and Upvc double glazed window providing excellent views to the rear.

HOUSE BATHROOM 7' 5" x 5' 6" (2.26m x 1.68m) Beautifully presented and high quality house bathroom fitted with Ideal Standard suite comprising pedestal wash hand basin with antique effect taps, low level flush W.C., panelled bath with antique effect mixer tap and telephone style shower attachment and fitted shower screen. Benefits from attractive good quality stripped floorboard effect Karndean flooring, mosaic style ceramic splash back tiling to dado rail height, recessed ceiling spotlights, electric extractor fan, central heating radiator and Upvc double glazed opaque window to the side.

EXTERNAL

FRONT To the front of the property is an open planned lawned garden whilst to the side is a double pebbled driveway providing multi vehicle off street parking leading to integral brick built garage with electric remote control roller door having the benefit of both power and light connected.

REAR To the rear is a fully enclosed and good sized mature lawned garden with good quality timber perimeter fencing incorporating concrete posts and gravel boards, additional paved patio area, contemporary courtesy coach lighting and outside cold water supply.

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 where the road name changes to Westfield Avenue. Continue along where the road name changes to Rutland Road. Turn left on to Carr Lane and follow the road around where the road name changes to Sir Len Hutton Drive and the property is on the left hand side and can be easily identified by our Housesetc for sale board.

Council Tax: D



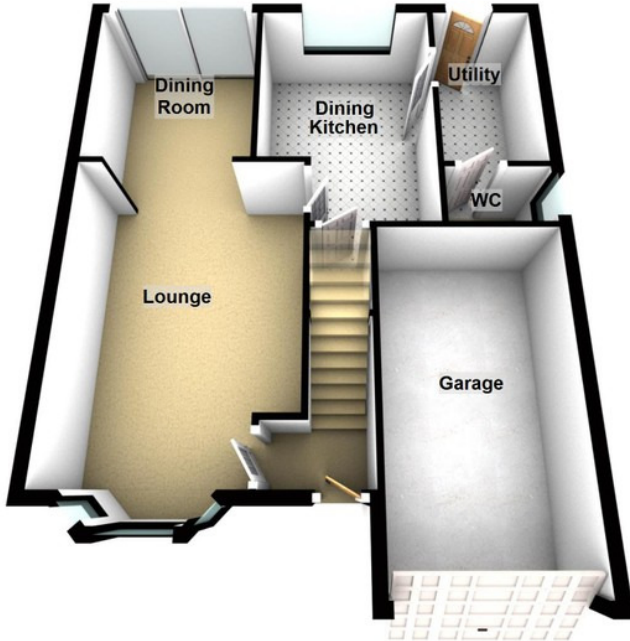


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Ground Floor

Approx. 59.7 sq. metres (642.2 sq. feet)



First Floor

Approx. 59.4 sq. metres (639.3 sq. feet)



Total area: approx. 119.1 sq. metres (1281.5 sq. feet)

