



Clifton Gardens Goole DN14 6AS

£285,000

- In Need Of Updating
- Spacious Detached House
- Three Storey, Up To SIX Beds
- Substantial Gardens
- Parking & Outbuilding
- Original Features Retained
- Gas Central Heating
- Well Regarded Location
- Freehold, EPC TBC
- Council Tax Band D



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PROPERTY SUMMARY

Housesetc Goole- updating required, UNIQUE OPPORTUNITY, highly regarded location, UP TO SIX BEDROOMS, three storey, EXTREMELY SPACIOUS DETACHED HOUSE, gas central heating, RETAINS ORIGINAL FEATURES, parking, SUBSTANTIAL MATURE GARDENS, outbuilding, IMMEDIATE VACANT POSSESSION, viewing highly recommended.

ENTRANCE

Timber front entrance door leads to

RECEPTION HALLWAY

With tiled flooring, central heating radiator, stairs rising to first floor accommodation, internal doors leading off.

KITCHEN 12' 0" x 19' 6" (3.67m x 5.96m)

With impressive alcove fireplace, incorporating exposed brick back, arched top and raised heath housing multi fuel stove, double stainless steel sink with mixer tap, window to the rear, contemporary brushed chrome style central heating radiator, door opening to the rear, door opening out into the rear garden. Internal door leads into

GROUND FLOOR CLOAKS 8' 4" x 7' 0" (2.55m x 2.14m)

With white low level flush WC, pedestal wash hand basin, space and plumbing for automatic washing machine, cloak hanging, window to the rear.

RECEPTION ROOM ONE 14' 0" x 13' 3" (4.28m x 4.04m)

With tiled flooring, impressive black cast iron fire place with ceramic tiled inserts and open fire, central heating radiator, twin sash windows to the front.

RECEPTION ROOM TWO 14' 0" x 12' 11" (4.28m x 3.96m)

With walk in sash bay window to the front, coving to the ceiling, ornate ceiling rose, central heating radiator.

FIRST FLOOR ACCOMMODATION

STAIRS

Timber staircase with turn timber spindles and balustrade lead to landing with further timber spindles and balustrade, sash style window to the front, stairs rising to first floor accommodation and internal doors off.

BEDROOM ONE 14' 0" x 12' 11" (4.29m x 3.96m)

With central heating radiator, twin sash style windows to the front.

BEDROOM TWO 14' 0" x 13' 3" (4.28m x 4.04m)

With fitted cast iron fireplace having ceramic tiled inserts, fitted fire side cupboards, central heating radiator, twin sash windows to the front.

BEDROOM THREE 11' 11" x 9' 5" (3.65m x 2.88m)

Having window over looking the rear garden.

BATHROOM 7' 8" x 6' 1" (2.34m x 1.86m)

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With coloured colour wash hand basin and matching bath, electric ladder style towel radiator, window to the side

SEPERATE WC 7' 4" x 3' 3" (2.24m x 1m)

With coloured low level WC, window to the rear.

SECOND FLOOR ACCOMMODATION

STAIRS

Timber stair case with painted timber spindles and polished timber handrail lead to the landing, doors off.

BEDROOM FOUR 14' 0" x 19' 8" max reducing to 4m(4.28m x 6.01m)

With fitted ceramic fire place, exposed beam to the ceiling, window to the front.

BEDROOM FIVE 12' 0" x 13' 1" (3.67m x 4.01m)

With exposed beams to the ceiling, window to the rear.

BEDROOM SIX 8' 0" x 6' 1" (2.45m x 1.87m)

With fitted single bowl stainless steel sink, window to the rear.

EXTERNAL

FRONT

To the front of the property is a brick built perimeter wall, shrub hedge, paved walkway to front door, garden areas to both left and right (overgrown and requires attention) paved walkway leads to the side and onto the rear.

REAR

To the rear is fully enclosed with brick built perimeter wall incorporating, immediately behind the property, paved patio area, outbuilding containing gas central heating boiler, stepping away from the property is a further paved walkway leading to a mature lawn garden containing a vast array of mature shrubs, plants and trees, to the rear is a further paved patio area and step up to rear garden with brick built garage with up and over door. To the rear of the garden are double timber gates providing vehicle access via private lane

EPC

Energy Performance Rating: TBC

HEATING AND APPLIANCE

The Heating and any Appliances included (including Security Alarms where fitted) 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 Rights Of Way etc need to be confirmed.

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.

LOCATION

Postcode for Satnav: DN14 6AS, the property is on the right hand side and can be identified by a Housesetc for sale board.

Council Tax: D



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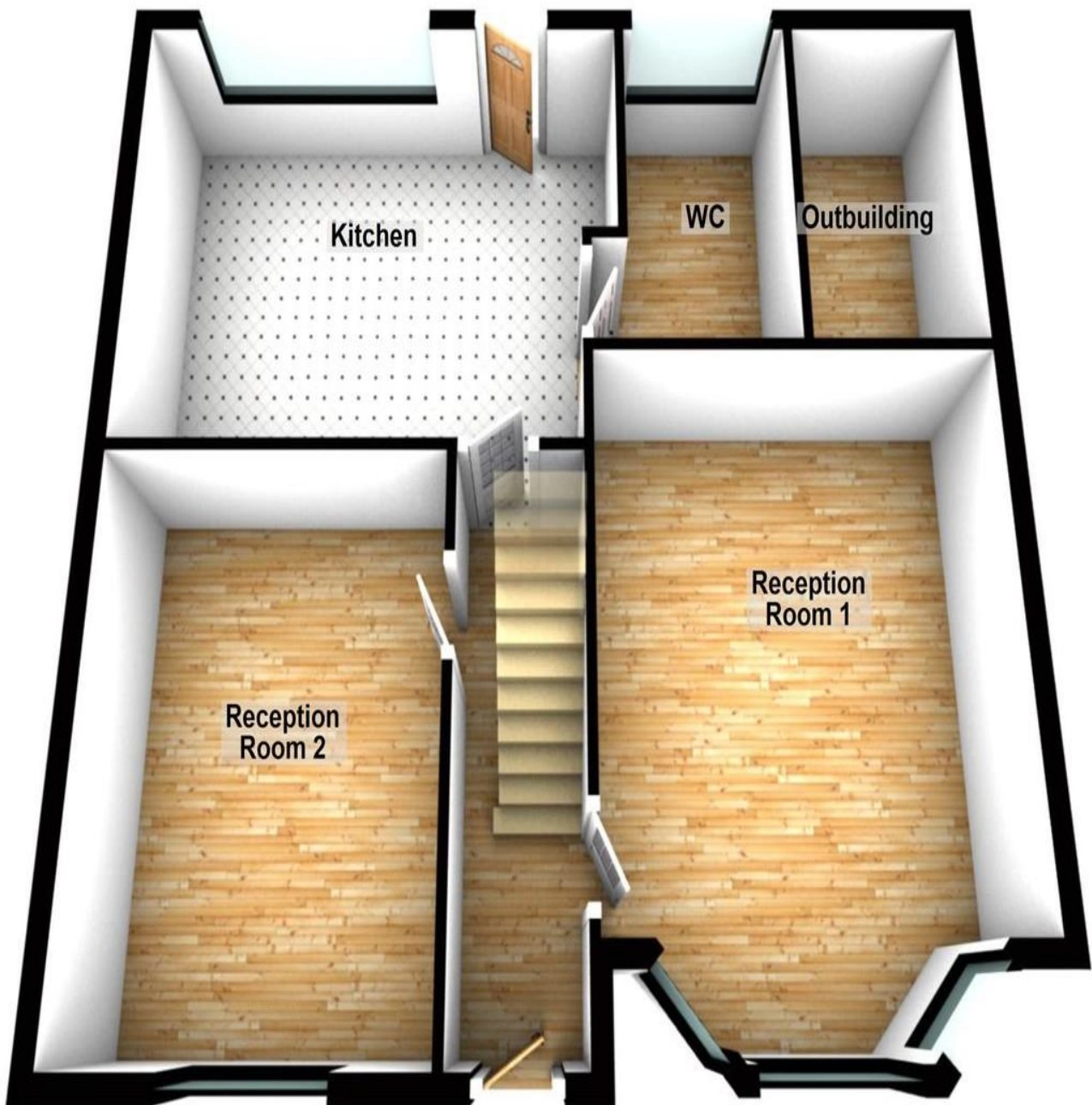
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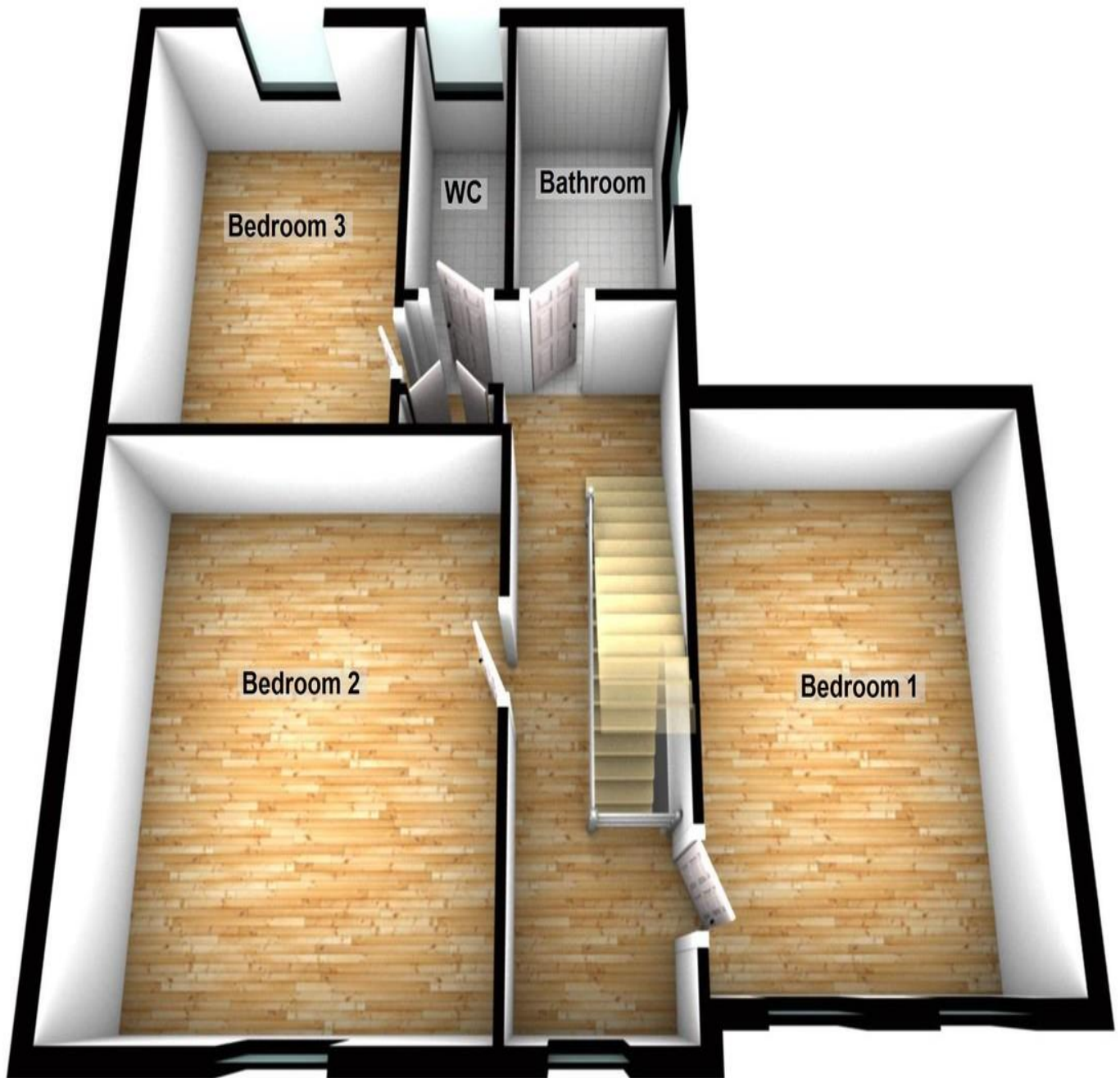
Ground Floor



Total area: approx. 177.9 sq. metres (1914.6 sq. feet)



First Floor



Second Floor

