



3 Chappell Close, Goole, DN14 6FL
£275,000

The Property Perspective

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PROPERTY
PERSPECTIVE

Property Perspective are delighted to be able to present to you this beautifully presented and maintained 4 bedroom detached house, situated in Goole. Benefiting from spacious living accommodation set over 2 floors, modern sophisticated decor throughout and landscaped rear garden.

The living accommodation briefly comprises of; lounge, open plan kitchen/diner, utility room and WC/cloaks. To the first floor, 4 bedrooms, en-suite shower room and family bathroom.

The property is located within a sought-after catchment area for local schooling at both Primary and Secondary levels, with schools boasting a 'GOOD to OUTSTANDING' OFSTED ratings. The area is also ideally located for local amenities/shops and travel links, especially the M62.

FREEHOLD

Service charge - TBC

Council tax band - D

GROUND FLOOR

Lounge 13'11" x 10'0" (4.26m x 3.07m)

Carpet flooring with square bay fronted window and blind

Diner kitchen 10'3" x 18'5" (3.13m x 5.63m)

Karndean flooring with sliding patio doors leading to the rear garden, spotlighting and blind. A range of fitted kitchen units, worktops and integrated kitchen appliances, including oven, hob, hood, fridge-freezer and dishwasher

Utility 5'11" x 6'7" (1.81m x 2.01m)

Karndean flooring with plumbing for washing machine

WC/cloaks

Karndean flooring with 2 piece bathroom suite in white and heated towel rail

FIRST FLOOR

Bedroom 16'7" x 12'3" (5.06m x 3.75m)

Carpet flooring with window to the front elevation, curtains and blind

En-suite

Tile flooring with 2 piece bathroom suite in white, separate showering enclosure, heated towel rail, spotlighting and tiled decor

Bedroom 9'4" x 12'0" (2.86m x 3.68m)

Carpet flooring with window to the front elevation, curtains and blind

Bedroom 11'8" x 7'2" (3.56m x 2.18m)

Carpet flooring with window to the rear elevation and blind

Bedroom 12'7" x 10'3" (3.84m x 3.14m)

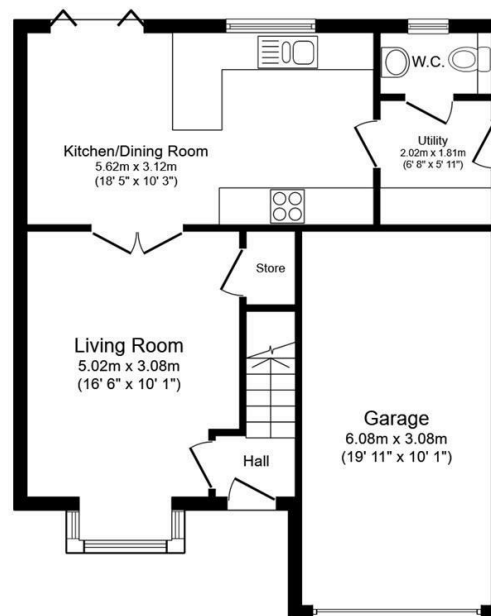
Carpet flooring with window to the rear elevation and blind

Bathroom

Tile flooring with 3 piece bathroom suite in white, shower over bath with glass splash-back screen, partially tiled decor, spotlighting and heated towel rail

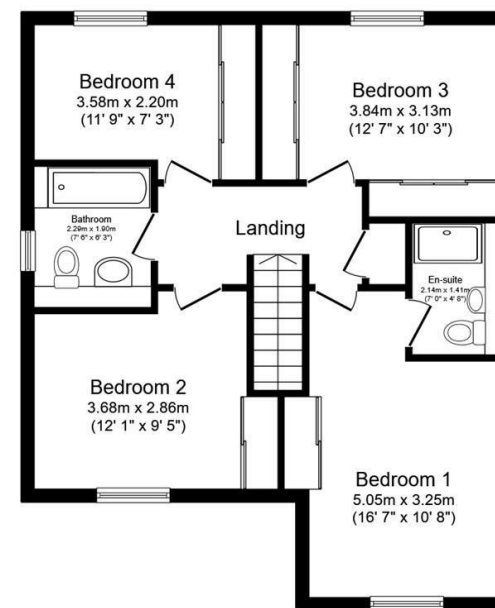
EXTERNAL

Beautifully presented and maintained rear garden, benefiting from a South-facing aspect, enclosed by panel fencing with laid to lawn and patio area. Double driveway to the front of the property, leading to a integral garage with up&over door.



Ground Floor

Floor area 63.2 sq.m. (681 sq.ft.)



First Floor

Floor area 62.2 sq.m. (669 sq.ft.)

Total floor area: 125.4 sq.m. (1,350 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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