



14 Belgrave Drive, Goole, DN14 5LQ

£255,000

EPC: D

This traditional bay fronted semi detached house is located in a highly regarded residential area and would make a fantastic family home. The property is beautifully presented throughout with high quality fixtures and fittings and also extended to the ground floor to create extra living space. With a block paved driveway, detached brick built garage and well maintained gardens, this property is an absolute must view!

- Traditional bay fronted semi detached house
- Three bedrooms
- Extended to the ground floor
- Open plan kitchen/dining area and living room
- High quality fixtures and fittings
- Fantastic family home
- Detached brick built garage
- Block paved driveway to the front and side
- Beautifully maintained rear garden
- Viewing is an absolute must

DESCRIPTION

This traditional bay fronted semi detached house incorporates gas central heating, uPVC double glazing and a security alarm and offers three bedroom accommodation comprising;

ENTRANCE HALL

5'11" x 15'10"

uPVC entrance door. Stair way leading to the first floor. Laminate flooring. Coving to the ceiling. One central heating radiator.

W.C.

2'6" x 4'0"

A modern suite comprising a vanity wash hand basin with storage under and a low flush WC. Tiled walls. Laminate flooring. Coving to the ceiling. Chrome heated towel rail.

LOUNGE

10'10" x 12'6"

The measurements plus the depth of the bay window. A tiled chimney wall with a timber hearth housing an electric fire. Coving to the ceiling. One central heating radiator.

DINING KITCHEN

17'9" x 16'7" max.

A modern range of fitted base and wall units with cream high gloss fronts having acrylic worktops and tiled surrounds. The units incorporate a stainless steel one and half bowl sink with an integral drainer, a free standing double width electric oven with a five ring gas hob and cooker hood over. Integrated fridge freezer. Under unit lighting. Plumbing for an automatic washing machine. Cupboard housing the gas central heating boiler. Karndean flooring. Coving to the ceiling. Contemporary style radiator. uPVC door leads to the side of the property. A further uPVC glazed door leads to the rear garden.

LIVING ROOM

14'9" x 11'0"

Chimney recess housing a gas fire. Karndean flooring to the match the dining kitchen. Coving to the ceiling. One central heating radiator.

LANDING

7'6" x 10'3" max.

Stair way leading to the second floor. Coving to the ceiling.

BEDROOM ONE

10'10" x 10'11"

The measurements plus the depth of the bay window. To the front elevation. Fitted wardrobes along one wall with matching drawers, dressing table and bedside cabinets. Coving to the ceiling. One central heating radiator.

BEDROOM TWO

10'11" x 10'3"

To the rear elevation. Under stairs storage cupboard. Coving to the ceiling. One central heating radiator.

BEDROOM THREE

7'6" x 7'10"

To the front elevation. Fitted double wardrobe and matching drawers. Coving to the ceiling. One central heating radiator.

BATHROOM

7'6" x 6'3"

A modern white suite comprising a bath with a mains fed shower over, a glass shower screen to the bath side and vanity wash hand basin with storage under. Tiled walls. Chrome heated towel rail.

W.C.

4'9" x 2'8"

A white low flush WC. Tiled walls and floor.

LOFT ROOM

14'7" x 14'11"

Roof windows to the side and rear elevations. Eaves storage. One central heating radiator.

GARAGE

9'1" x 17'4"

A detached brick built garage with a metal up and over vehicular door, two uPVC side personnel doors and a uPVC window. Light and power.

GARDENS

To the front of the property there is a block paved driveway providing off street parking and extends along the side beyond double metal gates towards the garage. A metal gate provides access into the rear garden.

To the rear there is a beautifully maintained garden which is mainly laid to lawn with well stocked borders, and Indian stone pathways with matching seating areas. Covered seating area. Timber garden shed.







