



17 St. Georges Green, Goole, DN14 6WA

Offers Over £300,000

EPC: C

This beautifully presented detached house is located in a modern development near the hospital and offers four bedroom accommodation. The property would make a fantastic family home and includes modern fixtures and fittings, parking to the front and a landscaped rear garden. Viewing is an absolute must of this fantastic property.

- Modern detached house
- Four bedrooms - en-suite to the master
- Through lounge/dining room
- Modern fitted kitchen
- Utility room to match the kitchen and ground floor WC
- Integral garage
- Fantastic family home
- Block paved driveway
- Beautifully landscaped rear garden
- Viewing highly recommended

DESCRIPTION

This four bedroom detached house incorporates gas central heating, uPVC double glazing and a security alarm and offers family accommodation comprising;

ENTRANCE HALL

3'7" x 4'5"

Composite entrance door. Stairway leading to the first floor. Timber effect laminate flooring. Coving to the ceiling. One central heating radiator.

LOUNGE

11'3" x 15'5"

The measurements plus the depth of the bay window to the front elevation. A white fire surround with a marble inset and hearth housing a gas fire. Timber effect laminate flooring. Coving to the ceiling. One central heating radiator. Open plan with the dining room.

DINING ROOM

8'7" x 9'4"

uPVC sliding patio doors lead into the rear garden. Timber effect laminate flooring. Coving to the ceiling. One central heating radiator.

KITCHEN

13'0" x 9'1" max.

A range of modern fitted base and wall units having cream high gloss fronts with laminated worktops and tiled surrounds. The units incorporate a black one and a half bowl single drainer sink, and a five ring gas hob with a cooker hood over. Integrated electric double oven. Plumbing for a dishwasher. Under unit heater. Under stairs storage cupboard. Karndean flooring.

UTILITY ROOM

5'2" x 9'10"

A range of units to match the kitchen with laminated worktops and tiled surrounds. Plumbing for an automatic washing machine. Karndean flooring to match the kitchen. Composite part glazed door provides access into the rear garden.

W.C.

3'1" x 5'2"

A modern white suite comprising a vanity wash hand basin with storage under and a low flush WC. Laminate flooring. One central heating radiator.

LANDING

12'7" x 6'5" max.

Airing cupboard. Loft access. Coving to the ceiling.

BEDROOM ONE

9'4" x 14'6"

To the rear elevation. Fitted wardrobes along one wall with matching overhead storage cupboards. One central heating radiator.

EN-SUITE SHOWER ROOM

5'4" x 6'4"

A modern white suite comprising a shower cubicle with a mains fed shower, a wash hand basin and a low flush WC. Tiled walls and floor. Chrome heated towel rail.

BEDROOM TWO

8'11" x 12'10"

To the front elevation. One central heating radiator.

BEDROOM THREE

7'8" x 14'8" max.

To the front elevation. Recessed double wardrobe. One central heating radiator.

BEDROOM FOUR

9'5" x 9'7"

To the rear elevation. One central heating radiator.

BATHROOM

5'5" x 7'7"

A modern white suite comprising a bath with a mains shower over, a separate shower fitment to the bath taps and a glass shower screen to the bath side, a wash hand basin and a low flush WC. Tiled walls and floor. Chrome heated towel rail.

GARAGE

8'7" x 15'10"

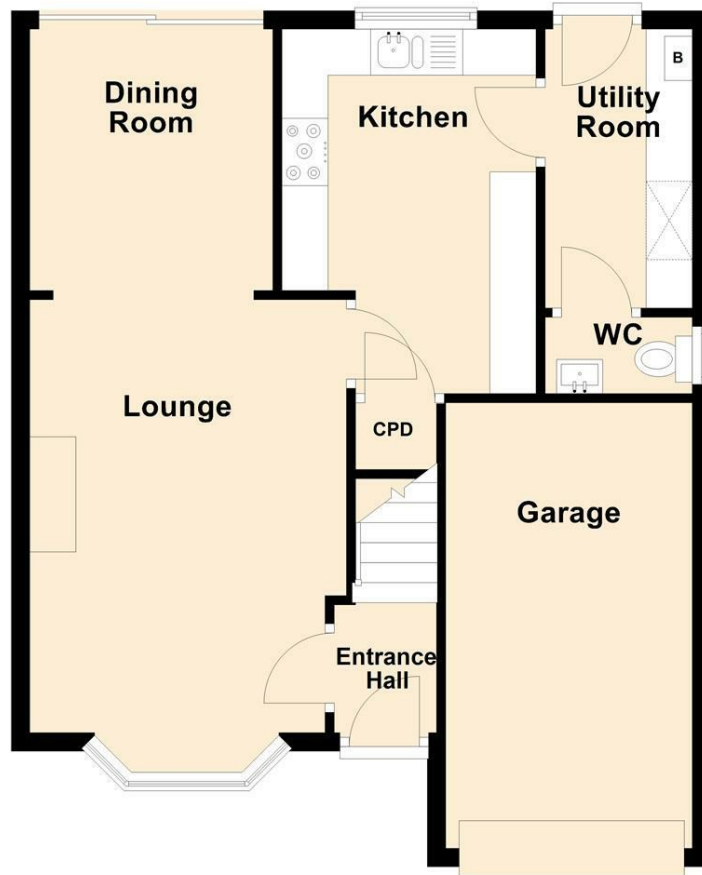
An integral garage with a metal up and over vehicular door. Light and power.

GARDENS

To the front of the property there is a block paved driveway providing off street parking and access to the garage. There is a gravelled garden area and to the right hand side a slate chip border. A timber gate to the side of the garage provides access into the rear garden.

To the rear of the property the garden is beautifully landscaped and includes a lawned garden with stone edging and gravelled borders, a paved seating area and a raised timber decked seating area. Two timber garden sheds.

Ground Floor



First Floor





