



1 Ashdell, Goole, DN14 6YA

£210,000

EPC: C

**\*\* No Upward Chain \*\*** This pleasantly presented detached bungalow is located at the head of a small cul-de-sac in a popular residential area. The property offers two bedroom accommodation and sits on a corner plot with gardens to three sides and also includes a conservatory, an attached garage and a driveway. A viewing is highly recommended to fully appreciate the property on offer and the location.

- Pleasantly presented detached bungalow
- Two bedrooms
- Dining kitchen
- Conservatory
- Modern fitted bathroom
- Corner plot position
- Enclosed rear garden
- Attached garage and driveway
- Viewing highly recommended
- No upward chain

#### DESCRIPTION

This pleasantly presented two bedroom detached bungalow incorporates gas central heating, uPVC double glazing and a security alarm and offers accommodation comprising;

#### ENTRANCE HALL

4'5" x 15'11" max.

uPVC entrance door. Loft access. Coving to the ceiling. One central heating radiator.

#### LOUNGE

17'0" x 10'7" max.

A white fire surround with a marble style inset and hearth housing an electric fire. Coving to the ceiling. Two central heating radiators.

#### DINING KITCHEN

12'9" x 14'3" max.

A traditional range of fitted base and wall units with laminated worktops and tiled work surrounds. The units incorporate a cream one and half bowl single drainer sink, a four ring gas hob with a double oven under and a cooker hood over. Cupboard housing the gas central heating boiler. Plumbing for an automatic washing machine. Coving to the ceiling. One central heating radiator. Timber glazed door leads to the conservatory.

#### CONSERVATORY

6'11" x 10'0"

A brick base/uPVC framed conservatory with a uPVC door that leads into the side garden.

#### BEDROOM ONE

11'6" x 10'8"

The measurements plus the entrance area. To the rear elevation. Fitted wardrobes with sliding doors. Coving to the ceiling. One central heating radiator.

#### BEDROOM TWO

10'0" x 9'1"

To the front elevation. A fitted double wardrobe with matching overhead storage cupboards, drawers and a bedside cabinet. Coving to the ceiling. One central heating radiator.

#### BATHROOM

6'4" x 6'8"

A modern suite comprising a shower cubicle with a mains shower, a vanity unit housing a wash hand basin and low flush WC with storage under and matching wall cupboard. Airing cupboard housing the hot water cylinder. Chrome heated towel rail.

#### GARAGE

8'2" x 24'2"

An attached brick built garage with a metal up and over vehicular door and uPVC side personnel door. Light and power.

#### GARDENS

To the front of the property there is a lawned garden with slate chipped borders and mature plants and shrubs. A textured concrete driveway with a brick edge provides off street parking and access to the garage. The driveway extends into a pathway that provides access to the front door. The path leads into the rear garden and extends along the side and into the rear garden. A metal gate to the left hand side provides access to the side garden.

To the rear of the property the garden is fully enclosed and laid to lawn with a paved seating area.

Ground Floor











