



24 Phoenix Avenue, Goole, DN14 6FA

£299,995

EPC: B

Located on the Beal Homes estate is this 3 bedroom 'Levisham' detached house. The property would make a fantastic family home and offers many extras including integrated 'NEFF' kitchen appliances, 'Villeroy & Boch' sanitaryware, 'Hammonds' fitted wardrobes in two of the bedrooms, shutters on all the windows, and a landscaped garden with an extended paved patio. Providing excellent commuter links to the M62 this property would make an excellent home for many buyers and a viewing is highly recommended to appreciate the quality of the accommodation on offer.

- Modern, double fronted three bedroom detached house
- Located on Beal Homes - Levisham
- Fantastic family home
- Bi-fold doors to the kitchen and lounge lead into the rear garden
- Villeroy and Bosh sanitaryware
- Dining kitchen with NEFF integrated appliances
- Fitted 'Hammonds' wardrobes to two of the bedrooms
- En-suite to the master bedroom
- Block paved driveway and detached brick built garage
- Landscaped rear garden with extended paved patio

DESCRIPTION

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

ENTRANCE HALL

7'1" x 7'5"

Composite entrance door. Stair way leading to the first floor. One central heating radiator.

W.C.

5'1" x 3'6"

A white suite comprising a wash hand basin and a low flush WC. Walls tiled to half height. Tiled floor. White heated towel rail.

LOUNGE

9'8" x 18'6"

Window to the front elevation. Bi-fold doors lead into the rear garden. Feature panelling on one wall. Two central heating radiators.

DINING KITCHEN

9'8" x 18'6"

A range of fitted base and wall units having high gloss grey fronts with laminated worktops and matching upstands. The units incorporate a white one and a half bowl single drainer sink, a five ring NEFF gas hob with a NEFF cooker hood over. Integrated appliances include a NEFF double oven, a dishwasher, a fridge and a freezer. Karndean flooring. Two central heating radiators. Bi-fold doors lead into the rear garden.

UTILITY ROOM

7'1" x 5'3"

A range of fitted units to match the kitchen with laminated worktops and upstands. Plumbing for an automatic washing machine and space for a dryer. Wall mounted gas central heating boiler. Under stairs storage cupboard. Karndean flooring to match the kitchen. One central heating radiator.

LANDING

7'0" x 12'0"

Over stairs storage cupboard. Loft access. One central heating radiator.

BEDROOM ONE

12'10" x 9'11"

To the rear elevation. Fitted 'Hammonds' triple wardrobe with sliding doors. One central heating radiator.

EN-SUITE SHOWER ROOM

5'4" x 9'10"

A white suite comprising a walk in shower cubicle with a mains fed shower and tiled interior, a wash hand basin with storage under and a low flush WC. Illuminated wall mounted bathroom cabinet. Tiled floor. White heated towel rail.

BEDROOM TWO

9'10" x 10'0"

To the front elevation. Fitted 'Hammonds' double wardrobe with sliding doors. One central heating radiator.

BEDROOM THREE

10'0" x 8'3"

To the rear elevation. One central heating radiator.

BATHROOM

6'4" x 7'0"

A white suite comprising a walk in shower cubicle with a mains fed shower and tiled interior, a wash hand basin with storage under and a low flush WC. Illuminated wall mounted bathroom cabinet. Tiled floor. White heated towel rail.

GARAGE

8'9" x 16'10"

A detached brick built garage with a metal roller vehicular door to the front and a uPVC personnel door to the side. Light and power.

GARDENS

To the front of the property there is a storm porch over the front door with a block paved pathway. The garden itself is laid to lawn with planted borders.

To the side of the property there is a block paved driveway which provides off street parking for two vehicles and access to the garage. A timber gate provides access into the rear garden.

To the rear of the property the landscaped garden is fully enclosed and mainly laid to lawn with an extended paved seating area and matching pathways. The borders are filled with shrubs, bushes, trees and plants.

Ground Floor



First Floor







