



95. Westfield Avenue, Goole, DN14 6ND

£190,000

EPC: D

This well presented three bedroom semi detached house is located on a corner plot with gardens to all three sides including a garage and driveway accessed from Woodland Avenue. The property benefits from uPVC double glazed windows and doors and a new gas central heating boiler which were all installed in 2023 making this a fantastic family home or even an ideal starter home. Viewing is an absolute must to appreciate the accommodation and the size of the plot on offer.

- Well presented semi detached house
- Three bedrooms
- Located on a substantial corner plot
- Driveway and detached garage accessed from Woodland Avenue
- Open plan kitchen/dining room
- New uPVC windows, doors and gas boiler all installed 2023
- Modern fitted shower room
- Modern oak internal doors
- Fantastic starter home or family home
- Viewing highly recommended

DESCRIPTION

This three bedroom semi detached house incorporates gas central heating (new boiler 2023), uPVC double glazing (installed 2023), and a security alarm and offers accommodation comprising;

ENTRANCE HALL

6'6" x 11'10"

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

LOUNGE

13'4" x 11'5"

The measurements plus the depth of the bay window. A chimney recess with a stone hearth housing log burner effect gas fire. One central heating radiator. Oak glazed double doors lead into the dining room.

DINING ROOM

10'9" x 10'11"

uPVC French doors lead to the rear of the property. Timber effect laminate flooring. One central heating radiator. Open plan with the kitchen.

KITCHEN

9'2" x 10'9" max.

A range of fitted base and wall units having laminated worktops and tiled work surrounds. The units incorporate a stainless steel one and a half bowl single drainer sink, and a four ring ceramic hob with a concealed cooker hood over. Integrated double oven. Cupboard housing the gas central heating boiler. Plumbing for an automatic washing machine. Under stairs storage cupboard. Tiled floor. uPVC side entrance door.

LANDING

8'0" x 7'8" max.

Loft access.

BEDROOM ONE

13'4" x 13'1"

To the front elevation. Free standing wardrobes with sliding mirrored doors with matching drawers and bedside cabinets. One central heating radiator.

BEDROOM TWO

12'2" x 9'4"

To the rear elevation One central heating radiator.

BEDROOM THREE

7'0" x 8'5"

To the front elevation One central heating radiator.

BATHROOM

5'10" x 7'10"

A modern white suite comprising a walk in shower cubicle with a mains fed shower, and a vanity unit housing a wash hand basin and low flush WC with storage under. Chrome heated towel rail.

GARAGE

8'2" x 18'1"

A detached concrete sectional garage with a metal up and over vehicular door to the front and a timber side personnel door. Light and power.

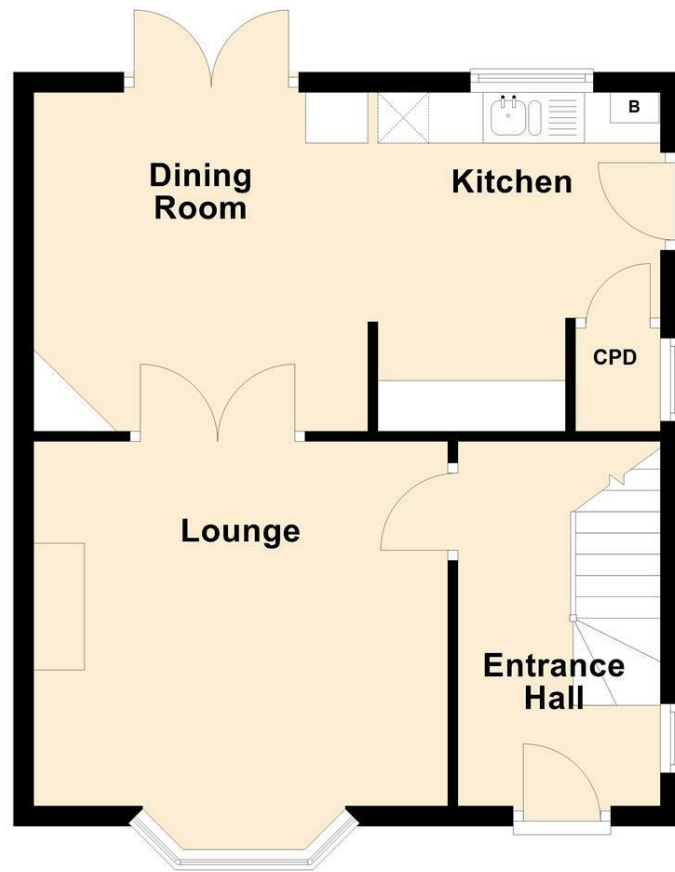
GARDENS

To the front of the property there are lawned gardens with beautiful and well stocked flower beds. A gate from Westfield Avenue provides pedestrian access onto the block paved pathway which leads to the front entrance door and extends along the side and rear of the property.

To the side of the property there is a paved seating area which could be used for additional parking if required, and a ornamental fish pond. A concrete surface driveway provides off street parking and access to the garage from Woodland Avenue.

To the rear of the property there is a block paved seating area. The whole garden is fully enclosed by hedging, and composite fence panels to the side with matching vehicular gates onto Woodland Avenue.

Ground Floor



First Floor

