



1 Birt Grove, Goole, DN14 6RP

£225,000

EPC:

This beautifully presented four bedroom semi detached house is located at the head of a small cul-de-sac in a highly regarded residential area on the outskirts of the town. The property provides ideal family accommodation which comprises an entrance hall, ground floor WC, through lounge, modern fitted dining kitchen, four bedrooms and a modern bathroom. Outside there are gardens to three sides with a timber framed seating area, driveway and detached brick built garage. A viewing is an absolute must of this stunning property.

- Beautifully presented semi detached house
- Four bedrooms
- Modern fitted dining kitchen
- Through lounge with uPVC French doors to the rear garden
- Oak interior doors
- Solar panels (owned outright)
- Fantastic family home
- Gardens to three sides
- Driveway and a detached brick built garage off Woodland Avenue
- Viewing is an absolute must

DESCRIPTION

This beautifully presented four bedroom semi detached house incorporates gas central heating, uPVC double glazing, a security alarm and solar panels (owned outright) and offers ideal family accommodation comprising;

ENTRANCE HALL

7'7" x 7'9"

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

W.C.

2'3" x 6'5"

A modern white suite comprising a vanity wash hand basin with storage under and a low flush WC. Tiled floor. Coving to the ceiling. One central heating radiator.

LOUNGE

10'0" x 23'9"

A recessed contemporary style electric fire. uPVC French doors to the rear elevation. Glazed oak doors lead into the dining kitchen. Oak flooring. Coving to the ceiling. One central heating radiator.

DINING KITCHEN

11'2" x 18'1"

A modern fitted dining kitchen with a range of base and wall units having soft grey high gloss fronts with granite worktops and tiled surrounds. The units incorporate a stainless steel single drainer sink, a five ring induction hob with a stainless steel cooker hood over. Integrated appliances include a double oven, a dishwasher and a washing machine. Cupboard housing the gas central heating boiler. Under stairs storage cupboard. Tiled floor. Coving to the ceiling. One central heating radiator. uPVC part glazed door leads to the side of the property.

LANDING

5'8" x 8'5"

Loft access. Coving to the ceiling.

BEDROOM ONE

10'3" x 14'8"

To the front elevation. Coving to the ceiling. One central heating radiator.

BEDROOM TWO

13'3" x 9'0" max.

To the rear elevation. One central heating radiator.

BEDROOM THREE

9'3" x 7'9" max.

To the rear elevation. Built in double wardrobe. One central heating radiator.

BEDROOM FOUR

7'6" x 8'8" max.

To the front elevation. Built in cupboard housing the hot water cylinder. One central heating radiator.

BATHROOM

4'7" x 7'8"

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

GARAGE

8'5" x 16'6"

A brick built detached garage with a metal up and over vehicular door and a timber side personnel door. Light and power.

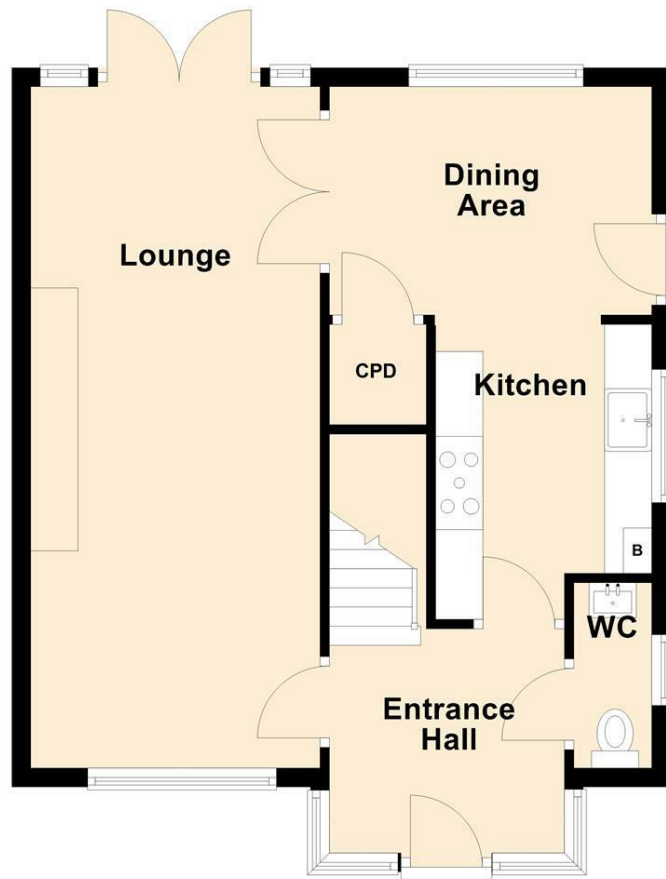
GARDENS

To the front of the property there is an open plan lawned garden with a paved pathway to the front entrance door. A timber gate provides access to the side of the property.

To the side and rear of the property the garden is fully enclosed and mainly laid to lawn with a paved pathway and matching raised seating area with a water feature and raised planters. A timber framed covered seating area. Timber gate leads onto the driveway. Timber garden store to the rear of the garage.

There is a driveway which provides off street parking and a detached brick built garage which is accessed from Woodfield Road.

Ground Floor



First Floor

