



10 Earl Street, Goole, DN14 6YQ

£235,000

EPC: B

Located on a modern Peter Ward development on the outskirts of the town is this beautifully presented three bedroom semi detached dormer bungalow. Tucked away in the cul-de-sac the property provides fantastic views to the front over open countryside. Offering ideal accommodation for a First Time Buyer, young family or a couple wishing to downsize, a viewing is an absolute must to appreciate the accommodation and location on offer.

- Beautifully presented semi detached dormer bungalow
- Three bedrooms
- Open views to the front
- Located in modern Peter Ward development
- Modern fitted dining kitchen and utility room
- Separate lounge
- Ground floor bathroom and bedroom three
- Two first floor bedrooms, plus en-suite shower room
- Enclosed rear garden with summerhouse
- Block paved driveway

DESCRIPTION

This three bedroom semi detached dormer bungalow incorporates gas central heating, uPVC double glazing and a security alarm and offers accommodation comprising;

ENTRANCE HALL

14'7" x 6'11" max.

Composite entrance door with side screens. Stair way leading to the first floor. Under stairs storage cupboard housing the gas central heating boiler. Cloaks cupboard. Karndean flooring. One central heating radiator.

LOUNGE

9'4" x 13'5"

One central heating radiator.

BEDROOM THREE

6'11" x 9'3"

To the front elevation. One central heating radiator.

BATHROOM

9'4" x 6'0" max.

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

DINING KITCHEN

11'9" x 17'0" max.

A modern range of fitted base and wall units with grey shaker style fronts having laminated worktops and matching upstands. the units incorporate a stainless steel one and a half bowl single drainer sink, a four ring gas hob with a stainless steel cooker hood over. Integrated double oven, fridge freezer and dishwasher. Karndean flooring to match the hallway. One central heating radiator. uPVC sliding patio doors with side screens that provide access into the rear garden.

UTILITY ROOM

4'3" x 6'3" max.

A fitted laminated worktop and wall units to match the kitchen. Plumbing for an automatic washing machine and space for a tumble dryer. One central heating radiator.

LANDING

6'11" x 15'10"

One central heating radiator.

BEDROOM ONE

9'6" x 15'9" max.

To the front elevation. One central heating radiator.

EN-SUITE SHOWER ROOM

6'11" x 5'7"

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

BEDROOM TWO

9'6" x 12'6" max.

To the rear elevation. One central heating radiator.

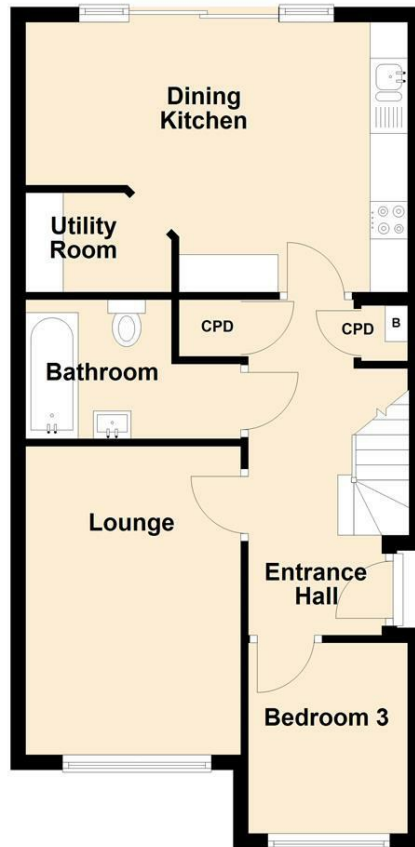
GARDENS

To the front of the property there is a gravelled area and a block paved driveway to the right hand side providing off street parking. Timber garden store, matching bin storage area and a timber gate which provides access into the rear garden.

To the rear of the property the garden is fully enclosed and includes a lawned garden with well established borders, a timber summerhouse with light and power and an attached covered seating area and matching pergola, gravelled pathways and a raised timber decked seating area with timber balustrades.

Ground Floor

Approx. 51.4 sq. metres (552.7 sq. feet)



Total area: approx. 86.7 sq. metres (933.7 sq. feet)

First Floor

Approx. 35.4 sq. metres (380.9 sq. feet)

