



10 Covert Croft, Goole, DN14 6FQ

£185,000

EPC: B

Located on the new Beal Homes development on the outskirts of the town is this beautifully presented town house. Offering two bedroom accommodation, the property would make a fantastic starter home and offers lots of added extras to make this home ready to move in to. A viewing is an absolute must to appreciate the quality of the property on offer.

- Beautifully presented town house
- Two double bedrooms
- Located on new Beal Homes development
- Lots of added extras
- Grey kitchen units with integrated appliances
- Bi-fold doors to the rear garden
- Ideal starter home
- Enclosed garden with paved seating area
- Block paved driveway for 2 cars
- Viewing is an absolute must!

#### DESCRIPTION

This beautifully presented two bedroom town house incorporates gas central heating, uPVC double glazing and an alarm system and offers ideal starter home accommodation comprising;

#### ENTRANCE HALL

4'7" x 4'10"

Composite entrance door. Vinyl flooring. One central heating radiator.

#### CLOAKS

4'11" x 3'6"

White suite comprising a wash hand basin and a low flush WC. Tiled floor. One central heating radiator.

#### LOUNGE

18'2" x 12'10" max.

Stair way leading to the first floor. Under stairs storage cupboard. Vinyl flooring. One central heating radiator.

#### KITCHEN

12'9" x 8'0"

A fitted kitchen with extra wall units having grey matt finish fronts with laminated worktops and matching upstands. The units incorporate a black one and half bowl single drainer sink, a four ring NEFF ceramic hob with a NEFF integrated oven under and a NEFF stainless steel cooker hood with a glass splash back. Further integrated appliances include a NEFF fridge freezer, NEFF dishwasher, a Hotpoint washer/dryer and a refuse bin. Cupboard housing the gas central heating boiler. Vinyl flooring. Bi-fold doors to the rear garden.

#### LANDING

9'4" x 6'5"

Loft access which is fully boarded with a pull down loft ladder. One central heating radiator.

#### BEDROOM ONE

10'4" x 308'4" max.

To the front elevation. A range of modern fitted 'Hammonds' wardrobes along one wall with sliding doors and a further matching recessed double wardrobe. One central heating radiator.

#### BEDROOM TWO

8'0" x 13'0"

To the rear elevation. One central heating radiator.

#### BATHROOM

6'1" x 7'6"

A white suite comprising a bath with a mains fed shower over and a glass shower screen to the bath side, a wash hand basin with a storage drawer under and a low flush WC. Illuminated wall mounted vanity mirror. Tiled floor and wall surround. White heated towel rail.

#### OUTSIDE

To the front of the property there is a block paved driveway providing off street parking for two cars. A pathway leads along the side of the property to the rear garden.

The rear garden is fully enclosed with an artificial lawn and a paved seating area with matching pathway.

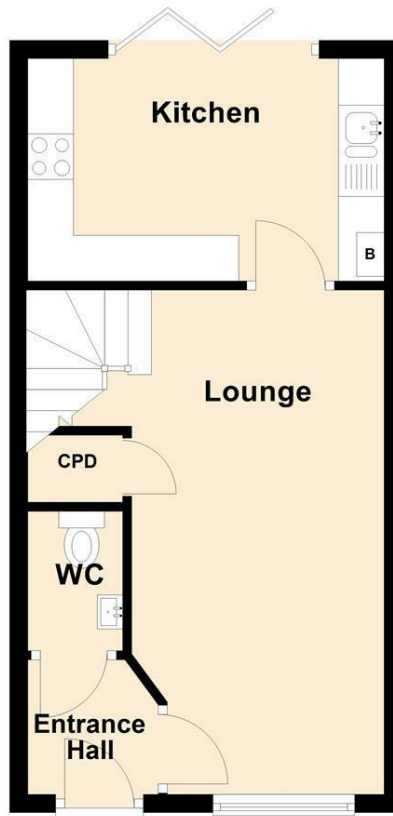
#### EXTRAS

When purchased as a new build in 2023, the buyer purchased lots of added extras which don't come as standard when purchasing a new Beal Home, these include;

blinds to all the windows, plus black out blinds in the two bedroom windows, integrated NEFF dishwasher, integrated Hotpoint washer/dryer, refuse bin, extra wall units along one wall in the kitchen, fitted Hammonds wardrobes in bedroom one, boarded out loft with loft ladder, illuminated vanity mirror in the bathroom, extra pavers in the rear garden to make a larger seating area and artificial grass.

## Ground Floor

Approx. 31.5 sq. metres (339.6 sq. feet)



Total area: approx. 63.1 sq. metres (679.1 sq. feet)

## First Floor

Approx. 31.5 sq. metres (339.6 sq. feet)

