



15 Kirkham Court, Goole, DN14 6JU

£275,000

EPC: C

This beautifully presented detached house is located in quiet cul-de-sac and would make a fantastic family home. The property offers four bedroom accommodation and includes many high quality fixtures and fittings which is deserving of a full inspection. The property also benefits from lawned gardens to the front and rear, a driveway and an attached brick built garage.

- Beautifully presented detached house
- Four bedrooms
- En-suite shower room to the master bedroom
- Full width lounge with box bay window
- Modern fitted dining kitchen
- Ideal family home
- Located in small cul-de-sac
- New gas boiler 2025
- Lawned gardens to the front and rear
- Attached brick built garage and driveway

DESCRIPTION

This beautifully presented detached house incorporates gas central heating (new boiler 2025) and uPVC double glazing and offers four bedroom family accommodation comprising;

ENTRANCE HALL

12'11" x 6'2"

uPVC side entrance door. Stair way leading to the first floor. Under stairs storage cupboard. Laminate flooring. Coving to the ceiling. One central heating radiator. Double doors lead into the lounge.

LOUNGE

18'0" x 10'9"

The measurements plus the depth of the box bay window. Fitted storage cupboards along one wall. Coving to the ceiling. Two central heating radiators.

DINING KITCHEN

17'6" x 13'5" max.

A modern and comprehensive range of fitted base and wall units with shaker style fronts having laminated worktops and tiled work surrounds. The units incorporate a stainless steel one and half bowl single drainer sink, and a five ring gas hob with a stainless steel cooker hood over. Integrated appliances include a double oven, dishwasher, fridge and a freezer. Cupboard housing the gas central heating boiler (installed 2025). Tiled floor. One central heating radiator. Coving to the ceiling. uPVC French doors lead into the rear garden.

W.C.

3'3" x 5'4"

A modern white suite comprising a vanity wash hand basin with storage under and a low flush WC. Timber effect laminate flooring. Coving to the ceiling. Chrome heated towel rail.

LANDING

12'0" x 9'3" max.

Loft access which is partially boarded. Over stairs storage cupboard. Coving to the ceiling.

BEDROOM ONE

10'9" x 11'5"

The measurements plus the depth of the box window to the front elevation. Fitted wardrobes and drawers along one wall. Coving to the ceiling. One central heating radiator.

EN-SUITE SHOWER ROOM

5'8" x 4'9"

A modern white suite comprising a shower cubicle with a mains fed shower, a vanity wash hand basin with storage under and a low flush WC. Tiled walls. Coving to the ceiling. Chrome heated towel rail.

BEDROOM TWO

8'10" x 10'8"

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

BEDROOM THREE

8'11" x 7'10" max.

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

BEDROOM FOUR

10'9" x 6'5"

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

BATHROOM

5'10" x 6'5"

A modern white suite comprising a bath with a shower fitment to the bath taps, a vanity unit housing a wash hand basin and a low flush WC with a tiled surround. Chrome heated towel rail. Coving to the ceiling.

GARAGE

8'2" x 17'1"

An attached brick built garage with a vehicular door to the front and a uPVC personnel door to the side. Light and power. Plumbing for an automatic washing machine and space for a tumble dryer under a laminated work surface. Loft access.

GARDENS

To the front of the property there is an open plan lawned garden with two mature trees and a pressed concrete driveway which provides off street parking and access to the garage. a timber gate provides access into the rear garden.

To the rear of the property the garden is fully enclosed and mainly laid to lawn with mature borders and an Indian stone pathway and seating area.

Ground Floor

Approx. 62.6 sq. metres (674.2 sq. feet)



Total area: approx. 111.6 sq. metres (1200.8 sq. feet)

First Floor

Approx. 48.9 sq. metres (526.6 sq. feet)







