



15 Marshfield Road, Goole, DN14 5JG

£195,000

EPC:

This beautifully presented traditional mid terrace house is located in a well established residential area. The property offers substantial accommodation set over three floors which offers four double bedrooms, two reception rooms, a modern fitted kitchen, a modern four piece bathroom suite with an array of high quality fixtures and fittings. To the rear of the property there is an attached garage, an enclosed garden and the potential for off street parking. Viewing is an absolute must to appreciate the quality of the property on offer.

- Beautifully presented mid terrace house
- Substantial three storey accommodation
- Four double bedrooms
- Two reception rooms
- Fully equipped modern fitted kitchen
- Four piece modern bathroom suite
- Fantastic family home
- High quality fixtures and fittings throughout
- Attached brick built garage to rear
- Viewing highly recommended

DESCRIPTION

This beautifully presented traditional mid terrace house incorporates gas central heating (new boiler 2022) and uPVC double glazing (2023), and offers substantial family accommodation comprising;

ENTRANCE HALL

3'5" x 17'1"

Composite entrance door. Stairway leading to the first floor. Traditional wooden panelling on the walls. Tiled floor. Coving to the ceiling. One central heating radiator.

LOUNGE

13'0" x 12'8"

The measurements plus the depth of the bay window. A timber fire surround with cast iron open fire grate and tiled hearth. Engineered oak floor. Coving to the ceiling. One central heating radiator. Open plan with the dining room.

DINING ROOM

13'6" x 12'9"

uPVC French doors lead to the rear of the property. Engineered oak floor to match the lounge. Coving to the ceiling. One central heating radiator.

KITCHEN

17'6"n x 9'2"

A modern fitted kitchen (installed 2025) with a comprehensive range of base and wall units with oak fronts and solid oak worktops with a tiled surround. The units incorporate a twin Belfast sink, and a five ring gas hob with a stainless steel cooker hood over. Integrated appliances include a double electric oven, wine cooler, dishwasher and a fridge freezer. Plumbing for an automatic washing machine and space for a tumble dryer. Under stairs storage/pantry. Laminate flooring. Vertical radiator. Velux window. Composite door leads to the rear garden.

LANDING

5'10" x 17'5"

Stairway to the second floor. Traditional wooden panelling on the walls to match the entrance hall. One central heating radiator.

BATHROOM

8'10" x 8'3"

A modern white suite comprising a free standing roll top bath, a wash hand basin and a low flush WC. A shower cubicle with a mains fed shower. Cupboard housing the gas central heating boiler. Loft access. One central heating radiator.

BEDROOM ONE

12'11" x 16'7"

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

BEDROOM TWO

13'0" x 10'4"

To the rear elevation. One central heating radiator.

LANDING

5'10" x 13'1"

Velux window. Traditional wooden panelling on the walls to match the first floor landing. Loft access.

BEDROOM THREE

16'7" x 9'7"

To the front elevation. Laminate flooring. One central heating radiator.

BEDROOM FOUR

9'10" x 10'3"

Velux window to the rear elevation. Laminate flooring. One central heating radiator.

GARAGE

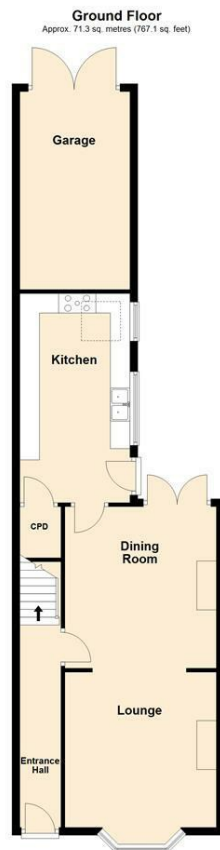
9'10" x 16'7"

An attached brick built garage with double timber doors. Light and power.

OUTSIDE

To the front of the property there is a small buffer front garden enclosed by a brick wall and timber gate. Electric charging point.

To the rear of the property the garden is fully enclosed with paved stepping stones with a gravelled insert, and raised timber sleeper flower beds. There is a timber gate which provides access onto the rear service road and also provides the potential for off street parking if required.



Total area: approx. 158.6 sq. metres (1707.4 sq. feet)

