



5 Pear Tree Park Goole DN14 7BG

£450,000
FREEHOLD

Nestled in the charming Pear Tree Park development, this delightful detached house presents an excellent opportunity for families seeking a spacious and comfortable home. Set within a desirable cul-de-sac, the property boasts a generous corner plot, providing ample outdoor space.

With three well-proportioned double bedrooms, this residence extends to approximately 1,925 square feet, ensuring plenty of room for family living. While the home is in need of some updating, it presents a wonderful canvas for new owners to personalise and enhance according to their own tastes.

The property features a convenient double detached garage, providing secure parking, along with additional off-street parking options together with gardens to the front and rear.

EPC:



- Desirable location within the popular town of Howden • Spacious detached family home • Corner plot • Two reception rooms and conservatory

Entrance Porch

Double Entrance doors.

Entrance Hall

Timber flooring. Understairs storage cupboard. Stairway to the first floor.

Downstairs W.C

White wash hand basin and a low flush W.C. Ceramic tiled flooring. One central heating radiator.

Dining Room

Timber flooring. One central heating radiator. Double door leading to Conservatory.

Conservatory

Ceramic tiled flooring. One central heating radiator. Access to rear garden.

Sitting Room

Timber flooring. Exposed brick chimney breast. One central heating radiator. Double doors leading out to rear garden.

Kitchen

A range of fitted base and wall units finished in timber effect. Tiled work surrounds. Granite worktops with an inset one and a half bowl stainless steel sink. Stainless steel 'Neff' oven and a 4 gas ring hob with concealed extractor fan above. Integrated fridge freezer. Plumbing for a dishwasher. One central heating radiator.

Utility Room

Range of fitted base and wall units. Full height storage cupboards. Tiled surrounds. Granite work top with inset double bowl stainless steel sink. Wall mounted gas boiler. Plumbing for a washing machine. Ceramic tiled flooring. One central heating radiator. Access to rear garden.



Landing

Airing cupboard housing the hot water tank. Storage cupboard with wine racks.

Bedroom One with Dressing Area

To the front elevation. Timber flooring. Fitted wardrobes. Two central heating radiators.

En suite

Fully tiled shower cubicle, low flush WC. and timber vanity unit with inset sink and granite top. Overhead timber storage cupboard. Inset ceiling lights. Timber flooring.

Bedroom Two

To the rear elevation. Triple fitted wardrobes. One central heating radiator.

Bedroom Three

To the front elevation. One central heating radiator.

Family Bathroom

White suite comprising a shower cubicle with overhead shower and laminate wall panelling. Pedestal wash hand basin and a low flush W.C. Heated towel rail.

Double Garage

Detached double garage with up and over door and rear personnel door. Power and lighting.

Gardens

To the front of the property there are mature lawned gardens with a variety of shrubs. Block paved driveway giving access to the garage and block paved pathways leading to the front.

To the rear of the property there is a fully enclosed garden with



- Three double bedrooms • Double garage • Gardens and parking • In need of updating • Viewing of this property is essential to appreciate what is on offer • NO CHAIN

lawned areas, well stocked shrub borders and block paved seating area.



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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