



13 Belgrave Drive, Goole, DN14 5LQ

£235,000

EPC:

****NO UPWARD CHAIN**** This traditional bay fronted semi detached house is located in a highly regarded residential area just off Hook Road. The property offers four bedrooms with good size living accommodation and with some updating would make a fantastic family home. Viewing is highly recommended to appreciate the size of the property and gardens on offer and also the location.

- NO UPWARD CHAIN
- Traditional bay fronted semi detached house
- Located in highly regarded residential area
- Four bedrooms
- Two reception rooms
- Ground floor WC
- Good size rear garden
- Driveway and garage/workshop
- Updating required
- Viewing highly recommended

DESCRIPTION

This traditional bay fronted semi detached house incorporates gas central heating, uPVC double glazing and a security alarm and offers four bedroom accommodation comprising;

ENTRANCE PORCH

3'1" x 7'6"

uPVC entrance door. Glazed door into the hallway.

HALLWAY

6'10" x 14'9"

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

LOUNGE

13'8" x 11'1"

The measurements plus the depth of the bay window to the front elevation. Tiled hearth. Coving to the ceiling. One central heating radiator.

SITTING ROOM

11'10" x 14'1"

The measurements plus the depth of the bay with sliding patio doors into the rear garden. Fire surround housing an electric fire. Coving to the ceiling. One central heating radiator.

W.C.

5'6" x 3'2"

A wash hand basin and low flush WC. Tiled walls. One central heating radiator.

KITCHEN

8'7" x 13'8"

A range of fitted base and wall units having laminated worktops and tiled work surrounds. The units incorporate a stainless steel one and a half bowl single drainer sink. Plumbing for an automatic washing machine. One central heating radiator. uPVC door provides access into the rear garden.

LANDING

2'7" x 14'10"

Loft access with a pull down loft ladder and roof window.

BEDROOM ONE

12'11" x 11'3"

The measurements plus the depth of the bay window to the front elevation. Recessed wardrobes, one housing the gas central heating boiler. Coving to the ceiling. One central heating radiator.

BEDROOM TWO

11'9" x 14'2"

The measurements plus the depth of the bay window to the rear elevation. Fitted wardrobes along one wall. Coving to the ceiling. One central heating radiator.

BEDROOM THREE

8'9" x 8'5"

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

BEDROOM FOUR

7'9" x 11'3" max.

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

BATHROOM

8'3" x 5'9"

A four piece suite comprising a wash hand basin, low flush WC, bidet and a walk in shower cubicle with a mains fed shower. Tiled walls. One central heating radiator.

GARAGE & WORKSHOP

8'2" x 28'5"

A detached concrete sectional garage and workshop with double timber doors to the front and a timber side personnel door. Light and power.

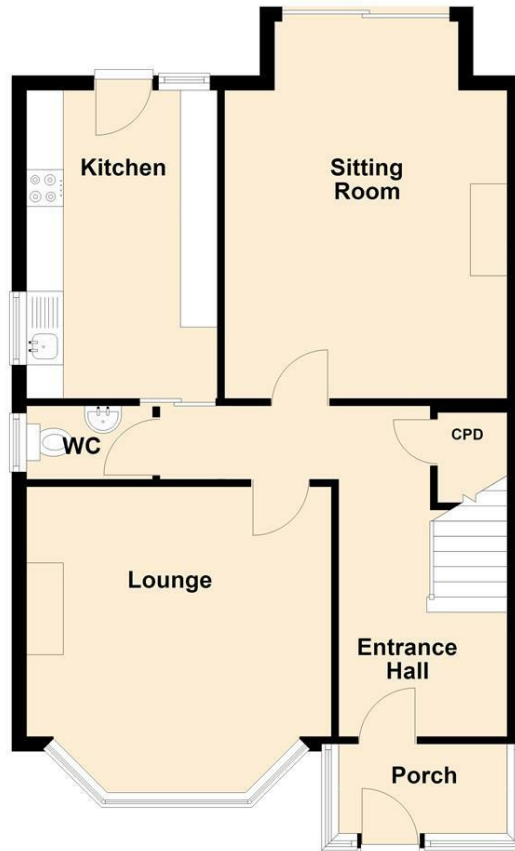
GARDENS

To the front of the property there is a lawned garden and pressed concrete driveway which provides off street parking and access to the garage.

To the rear of the property there is a fully enclosed garden which is mainly laid to lawn with a pressed concrete seating area and matching pathways. Timber summerhouse and timber garden shed. A variety of mature shrubs, bushes and trees.

Ground Floor

Approx. 63.6 sq. metres (684.1 sq. feet)



Total area: approx. 123.9 sq. metres (1333.5 sq. feet)

First Floor

Approx. 60.3 sq. metres (649.4 sq. feet)

