

Rosedene Main Street, Hensall, Goole, DN14 0RA
£320,000
EPC: D

This beautifully presented detached house is located in the rural village of Hensall which provides excellent motorway links to the A19 and the M62 at J34. The property provides three bedrooms, a newly fitted kitchen/family room, lounge, utility room downstairs WC, and a modern house bathroom making this an ideal family home with an array of modern fixtures and fittings. Outside the gardens are beautifully landscaped with a driveway for two vehicles and an attached brick built garage. A viewing is an absolute must of this 'ready to move in to' property.

- Beautiful detached house
- Three bedrooms
- Modern fixtures and fittings
- Ideal family home
- Separate utility room and downstairs WC
- Excellent commuter links
- Landscaped gardens
- Driveway providing off street parking
- Attached brick built garage
- Viewing highly recommended

DESCRIPTION
This beautiful detached family home incorporates gas central heating, uPVC double glazing and a security alarm and offers three bedroom accommodation comprising;

ENTRANCE HALL
7'6" x 11'7"
Composite entrance door. Stair way leading to the first floor. Karndean flooring. One central heating radiator.

LOUNGE
10'11" x 16'2"
Box bay window to the front elevation. A timber fire surround with a marble inset and hearth housing a gas fire. Coving to the ceiling. One central heating radiator.

KITCHEN
14'0" x 7'8"
A modern fitted kitchen with a range of base and wall units having white high gloss fronts with laminated worktops and matching upstands. The units incorporate a stainless steel single drainer sink, and a four ring ceramic hob with a concealed cooker hood over. Integrated appliances include an oven, fridge and a dishwasher. Karndean flooring. Coving to the ceiling. White vertical radiator. Open plan with the dining area/family room.

DINNG AREA/FAMILY ROOM
10'9" x 8'11"
uPVC sliding patio doors lead into the rear garden. Karndean flooring. Coving to the ceiling. White vertical radiator.

UTILITY ROOM
8'2" x 14'0" max.
Fitted base and wall units with laminated worktops. Plumbing for an automatic washing machine and space for a tumble dryer. Vinyl flooring. One central heating radiator. Loft access. Side entrance door.

W.C.
2'11" x 5'11"
A modern white vanity wash hand basin and low flush WC. Karndean flooring. One central heating radiator.

GARAGE
18'1" x 9'6" max.
An attached brick built garage with a metal up and over vehicular door. Wall mounted gas central heating boiler.

LANDING
9'6" x 3'4"
Built in storage cupboard. Loft access. One central heating radiator.

BEDROOM ONE
10'10" x 12'3"
To the rear elevation. Laminate flooring. Coving to the ceiling. One central heating radiator.

BEDROOM TWO
8'10" x 14'4"
To the front elevation. Laminate flooring. Coving to the ceiling. One central heating radiator.

BEDROOM THREE
6'0" x 11'0"
To the front elevation. Over stairs storage cupboard. Coving to the ceiling. One central heating radiator.

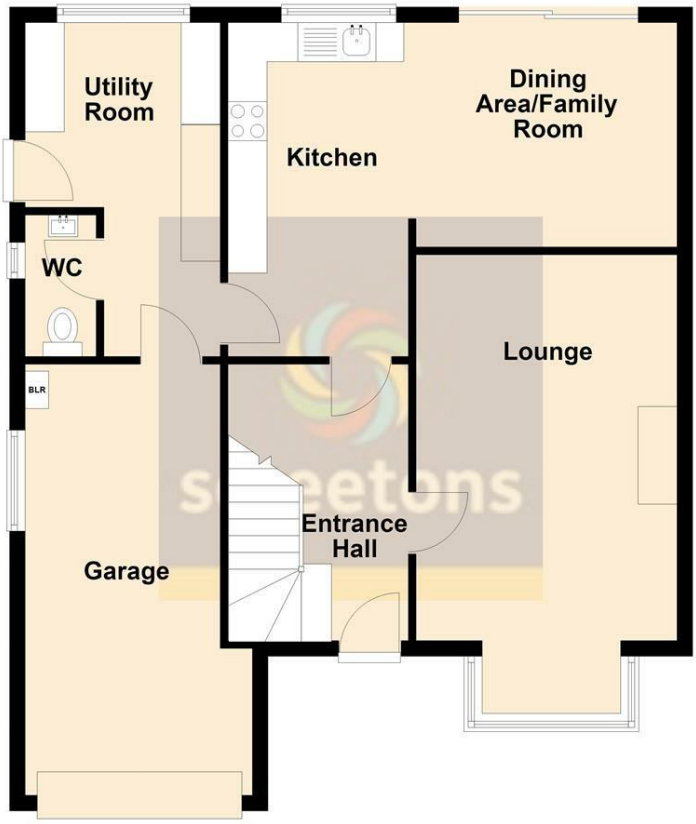
BATHROOM
6'3" x 10'4"
A modern three piece bathroom suite comprising a shower bath with a folding glass shower screen to the bath side and a mains fed shower over, a wash hand basin inset into a large vanity unit with storage under and a low flush WC with a tiled surround. Matching vanity unit with further storage cupboards and drawers. Tiled floor. Chrome heated towel rail.

GARDENS
To the front of the property there is a driveway providing off street parking for two vehicles and access to the garage. Well established flower bed with bark chippings. A timber gate to the side of the garage provides access into the rear garden.

The rear garden is fully landscaped and very well maintained with paved seating areas and matching pathways, a lawned garden and well established and beautifully stocked flower beds. Timber summerhouse. Timber garden store.

## Ground Floor

Approx. 72.6 sq. metres (781.5 sq. feet)




Total area: approx. 118.1 sq. metres (1271.0 sq. feet)

## First Floor

Approx. 45.5 sq. metres (489.5 sq. feet)

