



11 Ivy Park Road, Goole, DN14 6YG

£235,000

EPC: D

**\*\*NO UPWARD CHAIN\*\*** This well presented detached house is located in a popular and highly regarded residential area and would make a fantastic family home. The property offers three bedroom accommodation and also comprises a good size lounge, separate dining room, a modern fitted kitchen, ground floor toilet, ensuite to the master bedroom and a fantastic L-shaped bathroom fitted with a modern four piece suite. Outside there is a block paved driveway providing off street parking and access to the detached garage, and to the rear a fully enclosed garden with artificial lawn. A viewing is highly recommended to fully appreciate the accommodation on offer.

- Three bedroom detached house
- Ideal family home
- NO UPWARD CHAIN
- Good size lounge and separate dining room
- Modern fitted kitchen
- En-suite shower room to the master bedroom
- Fantastic L-shaped bathroom fitted with modern four piece suite
- Gas central heating (Brand new boiler 2026)
- Enclosed rear garden with artificial lawn
- Block paved driveway and detached brick built garage

#### DESCRIPTION

This three bedroom detached house incorporates gas central heating (new boiler 2026), uPVC double glazing and a security alarm and offers ideal family accommodation comprising;

#### ENTRANCE HALL

16'11" x 7'1" max.

uPVC entrance door. Stair way leading to the first floor. Under stairs storage cupboard. Laminate flooring. One central heating radiator. Coving to the ceiling.

#### LOUNGE

10'9" x 19'3"

A bow window to the front elevation with further uPVC windows to the front and side elevations. A cream fire surround with a matching insert and hearth housing an electric fire. Two central heating radiators. Coving to the ceiling.

#### W.C.

6'4" x 2'10"

A modern white suite comprising a wash hand basin with storage under and a W.C. Tiled walls and floor. Chrome heated towel rail.

#### DINING ROOM

8'11" x 9'7"

Aluminium framed sliding patio doors lead into the rear garden. One central heating radiator. Coving to the ceiling.

#### KITCHEN

13'9" x 9'10"

A modern and comprehensive range of fitted base and wall units with white shaker style fronts having laminated worktops and tiled work surrounds. The units incorporate a stainless steel single drainer sink, a four ring ceramic hob with a integrated oven under and a stainless steel cooker hood over and a stainless steel splash back. Integrated fridge. Plumbing for an automatic washing machine. Cupboard housing the gas central heating boiler (new boiler installed 2026). uPVC door to the rear garden. One central heating radiator. Coving to the ceiling.

#### LANDING

9'1" x 9'10" max.

Airing cupboard housing the hot water cylinder. Loft access. One central heating radiator. Coving to the ceiling.

#### BEDROOM ONE

11'6" x 11'4" max.

To the front elevation. A range of fitted wardrobes, overhead storage cupboards, drawers and matching bedside cabinets. One central heating radiator. Coving to the ceiling.

#### EN-SUITE SHOWER ROOM

6'5" x 6'0" max.

A coloured suite comprising a shower cubicle with an electric shower, a wash hand basin and a low flush WC. One central heating radiator. Coving to the ceiling.

#### BEDROOM TWO

9'8" x 9'8"

To the rear elevation. Fitted wardrobes and drawers along one wall. Over stairs storage space. One central heating radiator. Coving to the ceiling.

#### BEDROOM THREE

14'2" x 7'4"

To the front and side elevations. A range of fitted wardrobes, cupboards and drawers. One central heating radiator. Coving to the ceiling.

#### BATHROOM

8'11" x 13'8" max.

A modern four piece suite comprising a panelled bath, a large wash hand basin with storage under and a vanity mirror over, a low flush WC and a separate shower cubicle with a mains fed shower. Chrome heated towel rail.

#### GARAGE

8'7" x 17'5"

A detached brick built garage with a metal up and over vehicular door and a uPVC side personnel door. Light and power.

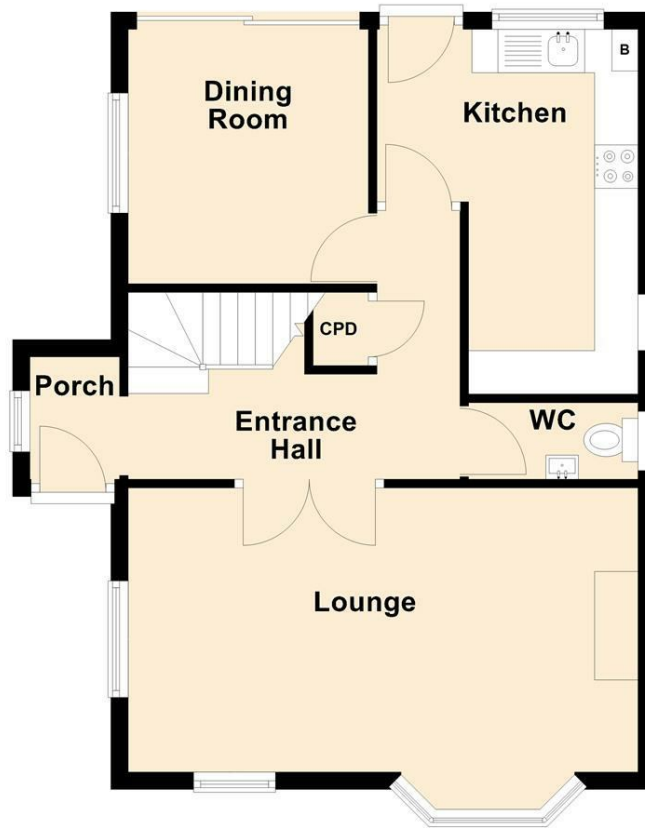
#### GARDENS

To the front of the property there is a block paved driveway providing off street parking for multiple vehicles and access along the side of the property to the garage. A timber gate provides access into the rear garden.

The rear garden is fully enclosed with artificial lawn and a paved seating area. Aluminium framed greenhouse. Raised seating area to the immediate rear of the property.

## Ground Floor

Approx. 52.2 sq. metres (561.5 sq. feet)



Total area: approx. 102.5 sq. metres (1103.0 sq. feet)

## First Floor

Approx. 50.3 sq. metres (541.5 sq. feet)



