



Percy Street  
Old Goole  
DN14 5SE

£69,000

- Terraced House
- Recently Refurbished
- Two Bedrooms
- Two Reception Rooms
- Modern Fitted Kitchen
- Integrated Cooking Appliances
- White Bath Suite & Shower
- Gas Combi Boiler
- Enclosed Courtyard/Parking
- No Onward Chain

91 Pasture Road T. 01405 780 666  
Goole F. 01405 762 942  
East Yorkshire E. info@housesetc.co.uk  
DN14 6BP www.housesetc.co.uk

Registered in England No 8047217 Registered Office: Suite One,  
Hedley Court, Boothferry Road, East Yorkshire, DN14 6AA



Multi 5 star rated, award winning professional qualified & accredited. Visit [www.houseetc.co.uk](http://www.houseetc.co.uk), our easy-to-use, responsive website offers useful hints & tips for buyers & sellers which could help save you £1000's, including: viewing guides, local school, transport & crime information, additionally there is a useful 'Feedback' section which now carries scores of video testimonials.

Please follow us on Social media where we aim to keep you entertained and updated with the very latest property news & views, as well as posts of all our 'new' & 'reduced price' properties and much much more.

Register now for 'Priority Property Alerts', don't miss out on your dream home.

If you have a property to sell, book your FREE valuation appointment now!

Many thousands of agents including Housesetc are advertising their new & exclusive properties with OnTheMarket.com first, to see these properties set up an instant alert today and you'll automatically receive an email detailing properties that match your requirements.

#### PROPERTY SUMMARY

Housesetc Old Goole- RECENTLY REFURBISHED, suit landlord or first time buyer, FITTED KITCHEN, integrated cooking appliances, MODERN WHITE BATH SUITE, shower over, GAS COMBI BOILER, two reception rooms, TWO BEDS, new carpets May 2020, UPVC DG, courtyard/parking, NO CHAIN.

#### ENTRANCE

UPVC front entrance door, double glazed opaque insert and matching sky light, leads into

#### RECEPTION ROOM ONE 11' 1" x 10' 4" max (3.4m x 3.17m)

Central heating radiator, coving to the ceiling, UPVC double glazed window to the front, stairs rising to first floor accommodation, internal door into

#### RECEPTION ROOM TWO 13' 2" x 12' 2" (4.02m x 3.72m)

Central heating radiator, UPVC double glazed window to the rear, useful walk-in understairs shelved storage cupboard.

#### KITCHEN 10' 8" x 6' 7" (3.26m x 2.03m)

Fully re-fitted modern kitchen with a range of wall and base units finished in colour-wash timber effect, with stainless steel T-bar door and drawer furniture, marble effect food preparation surfaces and complimentary matching splash-backs, integrated electric oven with electric hob above, one and a half bowl stainless steel sink, central heating radiator, UPVC double glazed window to the rear and side, UPVC door with double glazed opaque insert opens out into the rear.

#### FIRST FLOOR ACCOMMODATION

#### STAIRS AND LANDING

Enclosed staircase with painted timber hand rail leads to landing with doors off.

#### BEDROOM ONE 11' 3" x 12' 2" (3.43m x 3.73m)

Useful walk-in shelved storage cupboard, access to roof void,

central heating radiator, UPVC double glazed window to the front.

#### BEDROOM TWO 10' 5" x 9' 2" (3.18m x 2.8m)

Coving to the ceiling, UPVC double glazed window to the rear, corridor with coving to the ceiling leads to

#### BATHROOM 10' 6" max x 6' 6" max (3.22 m x 2m)

Benefits from good quality waterproof walling, modern white suite comprising dual low level flush WC, pedestal wash hand basin and panelled bath with fixed shower screen and mains-fed shower over, stainless steel ladder style towel radiator, useful double storage cupboard also containing Worcester Bosch gas combination boiler, UPVC double glazed window to the rear.

#### EXTERNAL

#### REAR

Fully enclosed rear courtyard, with brick-built perimeter wall and timber vehicular access gate.

#### EPC

Energy Performance Rating: D

#### HEATING AND APPLIANCES

The Heating and any Appliances included (including Security Alarms where fitted) have not been tested by Housesetc.

We would recommend that all the information that we provide regarding this property is verified by yourself. We do not inspect deeds and therefore any references to Rights Of Way etc need to be confirmed.

#### TENURE



The vendor has advised us that the property for sale is Freehold, obviously this should be checked with your legal advisor prior to commitment to purchase.

#### LOCATION

Leave our office on Pasture Rd, head towards Goole Train Station and turn right onto Mariners St from Boothferry Rd, follow the Rd onto Coronation St, continue onto Lower Bridge St, follow the road and turn left at the mini roundabout, turn right onto Percy St, continue to follow the road and the property is on the right hand side.

Council Tax: A







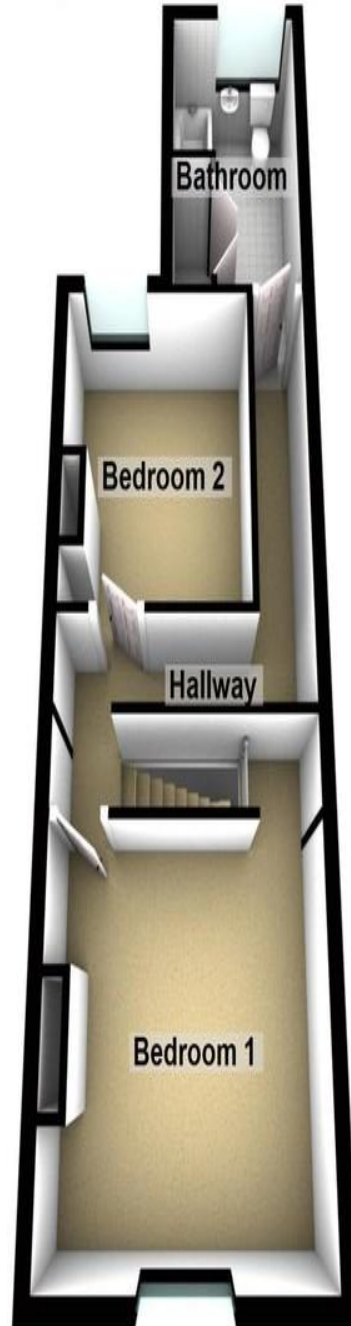
### Ground Floor

Approx. 38.1 sq. metres (409.7 sq. feet)



### First Floor

Approx. 38.1 sq. metres (409.7 sq. feet)



Total area: approx. 76.1 sq. metres (819.4 sq. feet)

All floorplans and measurements are provided for information purposes only. Plans should not be scaled from or used as reference.  
Plan produced using PlanUp.

91 Pasture Road  
Goole  
East Yorkshire  
DN14 6BP

T. 01405 780 666  
F. 01405 762 942  
E. [info@housesetc.co.uk](mailto:info@housesetc.co.uk)  
[www.housesetc.co.uk](http://www.housesetc.co.uk)

Registered in England No 8047217 Registered Office: Suite One,  
Hedley Court, Boothferry Road, East Yorkshire, DN14 6AA

