



**1 Eton Road, Goole, DN14 6PH**

**£235,000**

**EPC: D**

This traditional bay fronted semi detached house has been extended to create extra living space. This fantastic family home offers four bedrooms and substantial accommodation set over three floors. With a driveway, attached brick built garage and an enclosed garden with a timber decked seating area this property is must view to appreciate everything on offer.

- Traditional bay fronted semi detached house
- Extended to provide extra living space
- Fantastic family home
- Two reception rooms plus conservatory
- Located in popular residential area
- Fitted kitchen with integrated cooking appliances
- Ground floor WC
- Driveway and attached brick built garage
- Enclosed rear garden with timber decked seating area
- Viewing highly recommended

#### DESCRIPTION

This four bedroom semi detached house incorporates gas central heating and uPVC double glazing and offers ideal family accommodation comprising;

#### ENTRANCE HALL

6'5" x 14'8"

Composite entrance door. Stair way leading to the first floor. Karndean flooring. Coving to the ceiling. One central heating radiator.

#### W.C.

2'10" x 4'10"

A modern white low flush WC with a built in sink over.

#### LOUNGE

11'0" x 11'10"

The measurements plus the depth of the bay window. A grey fire surround and hearth housing a gas fire. Karndean flooring. Coving to the ceiling. One central heating radiator.

#### DINING ROOM

12'10" x 10'11"

A chimney recess housing a log burner style gas fire. Karndean flooring. Coving to the ceiling. One central heating radiator.

#### CONSERVATORY

8'4" x 9'5"

uPVC French doors to the rear garden. Grey vertical radiator.

#### KITCHEN

19'1" x 7'1"

A comprehensive range of fitted base and wall units having laminated worktops and tiled work surrounds. The units incorporate a stainless steel one and half bowl single drainer sink, and a five ring gas hob with a stainless steel cooker hood over. Integrated double electric oven. Plumbing for an automatic washing machine and space for a tumble dryer. Loft access. Coving to the ceiling. Laminate flooring. uPVC side door to the rear garden.

#### LANDING

7'9" x 7'9"

Stairway to the second floor.

#### BEDROOM ONE

11'10" x 10'11"

The measurements plus the depth of the bay window to the front elevation. Karndean flooring. One central heating radiator.

#### BEDROOM TWO

10'10" x 12'10" max.

To the rear elevation. One central heating radiator,

#### BEDROOM THREE

6'6" x 6'5"

To the front elevation. Coving to the ceiling. One central heating radiator,

#### BATHROOM

7'4" x 6'2"

A modern suite comprising a walk in shower cubicle with a mains fed shower and tiled interior, and a large vanity wash hand basin with drawers and storage under. Cupboard housing the gas central heating boiler. One central heating radiator.

#### W.C.

4'3" x 2'8"

A white low flush WC. Walls tiled to half height.

#### BEDROOM FOUR

10'8" x 12'4" max.

Located on the second floor. Velux windows to the front and rear elevations. Built in storage.

#### GARAGE

15'1" x 8'7"

An attached brick built garage with a metal up and over vehicular door. Timber personnel doors to the side and rear.

#### GARDENS

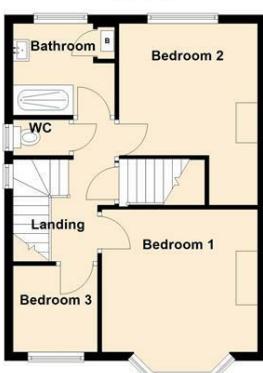
To the front of the property there is a driveway which provides off street parking and access to the garage. A paved pathway leads to the front entrance door. There is a lawned garden with a mature planted borders.

To the rear of the property the garden is fully enclosed with timber decked seating and a lawned area.

Ground Floor



First Floor



Second Floor

