



Whitley Farm Close, Goole, DN14

£190,000

Guide Price

Tenure: Freehold, **Bedrooms:** 4

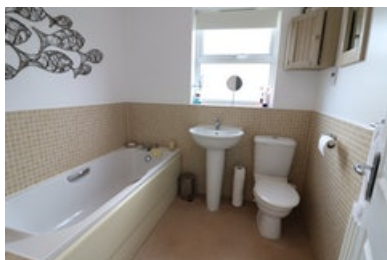
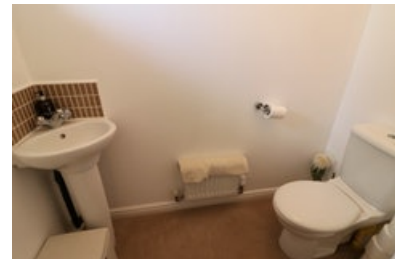
Sit at the head of a cul-de-sac overlooking fields and a play area this attractive three storey home comprises of four bedrooms (master en-suite), entrance hallway, lounge, dining kitchen, cloakroom, family bathroom, garage and driveway.

Key features:

- En suite
- No Chain
- Private Garden
- 4 Bedrooms
- Cloakroom
- Off Street Parking
- Garage
- Stunning Views
- Kitchen/Dinner

Extra info:

- **Property Age:** 13 years
- **Council Tax:** Band D (£153.00 per-month)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Garage



*** Guide price of £190,000 to £195,000 ***

Full description:

Sit at the head of a cul-de-sac overlooking fields and a play area this attractive three storey home comprises of four bedrooms (master en-suite), entrance hallway, lounge, dining kitchen, cloakroom and house bathroom and benefits from double glazing and calorgas central heating. There is an open plan garden to the front and the rear garden is enclosed by timber fencing and is mainly laid to lawn with a paved patio area. There is a driveway and garage which is accessible to the rear of the property. Viewing recommended.

• 4 Bedrooms • Cloakroom • Lounge • Dining Kitchen • En-Suite • House Bathroom • Gardens / Driveway / Garage

Entrance Hallway

A double glazed door, coving and a central heating radiator. Stairs lead to the first floor and doors lead to the lounge, dining kitchen and:

Cloakroom

Comprises of a low level WC and a pedestal wash basin with a tiled splash back. There is a central heating radiator and an obscure window overlooking the front garden.

Lounge

16'2" (4.93m) x 10'3" (3.12m) (Measured into recess). Features a fire surround with a granite effect back and hearth with an electric fire inset, there is coving, a central heating radiator and a window overlooking the front garden, park and fields.

Dining Kitchen

17'5" (5.3m) x 15'6" (4.72m) narrowing to 10'8" (3.25m). Fitted with a range of wall and base units, a roll edge work surface with a tiled splash back and a stainless steel sink inset. There is a stainless steel electric oven, gas hob, splash back and over cooker hood, spotlights, plumbing for a washing machine, a tiled floor, an under stairs storage cupboard, a central heating radiator and a window and UPVC French doors opening to the rear garden.

First Floor Landing

With an airing cupboard, a central heating radiator and a window overlooking the side aspect. Doors lead to the first floor accommodation and stairs lead to the second floor landing.

Master Bedroom

17'4" (5.28m) narrows to 10'2" (3.1m) x 12'4" (3.76m). There is a central heating radiator and two windows overlook the front garden and views beyond. A door leads to the:

En-Suite

Comprises of a low level WC, a pedestal wash basin with a chrome effect mixer tap inset and a double shower cubicle with tiled splash backs. With spotlights and a central heating radiator.

Bedroom Two

10'10" x 10'3" (3.3m x 3.12m). With a central heating radiator and a window overlooking the rear garden.

House Bathroom

Comprises of a low level WC, a pedestal wash basin with a chrome effect mixer tap inset and a panelled bath with a chrome effect mixer tap over. There are tiles to splash back areas, spotlights, a central heating radiator and an obscure window overlooking the rear garden.

Second Floor Landing

There is a storage room and doors leading to the second floor accommodation.

Bedroom Three

10'4" x 10'2" (3.15m x 3.1m). With a central heating radiator and two Velux windows opening to the rear.

Bedroom Four

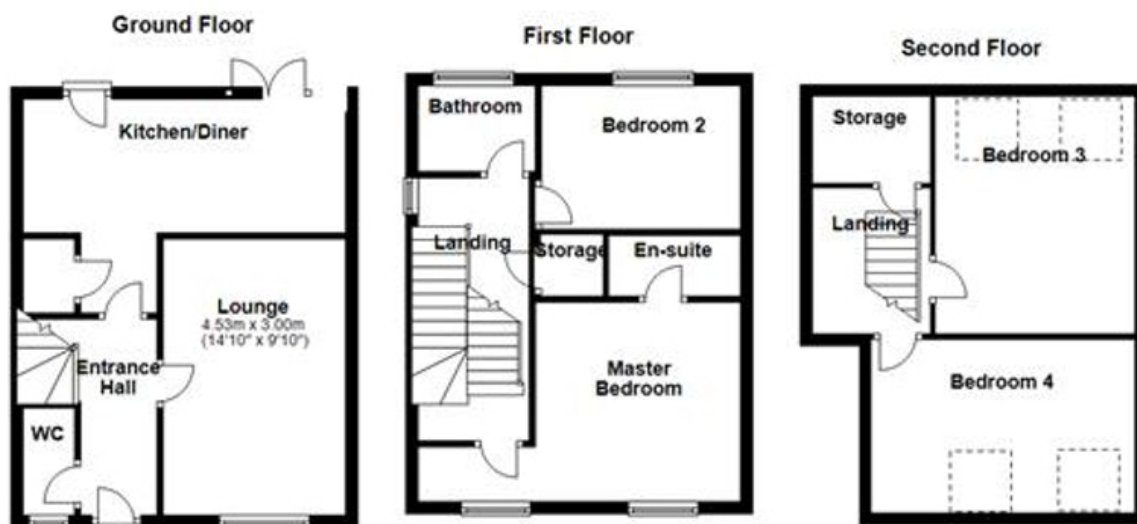
14' x 7'10" (4.27m x 2.18m). With a central heating radiator and two Velux windows opening to the front with views

14 x 7 2 (4.27m x 2.18m), with a central heating radiator and two velux windows opening to the front with views of fields.

Gardens / Driveway / Garage

There is an open plan garden to the front overlooking the fields and play area beyond. The rear garden is enclosed by timber fencing and is laid to lawn with a paved patio area. There is a driveway and a garage which has power and lighting that is accessed from the rear.

Floor plan:



Energy Performance Certificate:

Energy Performance Certificate

28, Whitley Farm Close
Whitley
GOOLE
DN14 0GL

Dwelling type: Semi-detached house
Date of assessment: 09 October 2009
Date of certificate: 09 October 2009
Reference number: 8991-5416-6820-7506-2013
Total floor area: 125 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|---|---------|--|---|
| | Current | Potential | |
| Very energy efficient - lower running costs | | | Very environmentally friendly - lower CO ₂ emissions |
| (92 plus) A | | | (92 plus) A |
| (81-91) B | | | (81-91) B |
| (69-80) C | | | (69-80) C |
| (55-68) D | | | (55-68) D |
| (39-54) E | | | (39-54) E |
| (21-38) F | | | (21-38) F |
| (1-20) G | | | (1-20) G |
| Not energy efficient - higher running costs | | | Not environmentally friendly - higher CO ₂ emissions |
| EU Directive 2002/91/EC | 76 | 81 | EU Directive 2002/91/EC |
| England & Wales | | | England & Wales |

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

| Estimated energy use, carbon dioxide (CO ₂) emissions and fuel costs of this home | | |
|---|---------------------------------|---------------------------------|
| | Current | Potential |
| Energy use | 158 kWh/m ² per year | 127 kWh/m ² per year |
| Carbon dioxide emissions | 3.3 tonnes per year | 2.6 tonnes per year |
| Lighting | £121 per year | £67 per year |
| Heating | £399 per year | £370 per year |
| Hot water | £151 per year | £114 per year |

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwellings's energy performance.
For advice on how to take action and to find out about offers available to help make your home more energy efficient, call 0800 512 012 or visit www.energysavingtrust.org.uk

MISREPRESENTATION ACT, 1967.

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