1 Lilley Grove, Goole, DN14 6GT

£248,000

EPC: A

NO UPWARD CHAIN Completed in 2025 is this three bedroom semi detached house located on the new Beal Home development on the outskirts of the town, which provides excellent links to the M62 at J36. The property provides modern living with some added extras making this a fantastic starter home or an ideal home for a young family. Viewing is highly recommended to appreciate the property on offer and also the location.

- **NO UPWARD CHAIN**
- Modern semi detached house
- Three bedrooms
- Ideal starter home
- Oak internal doors
- Ground floor WC
- Dining kitchen with bi-fold doors
- Block paved driveway
- Enclosed rear garden with patio
- Viewing highly recommended

DESCRIPTION
This modern three bedroom semi detached house incorporates gas central heating, uPVC double glazing, a security alarm, solar panels and internal oak doors, with accommodation comprising;

ENTRANCE HALL
5'2" x 5'4"
Composite entrance door. Stair way leading to the first floor. One central heating radiator.

LOUNGE
11'6" x 17'6" max.
Under stairs storage cupboard. One central heating radiator.

DINING KITCHEN
14'9" x 11'6" max.
A modern range of fitted base and wall units having white shaker style fronts with laminated worktops and matching upstands. The units incorporate a white one and a half bowl single drainer sink, a four ring gas hob with an electric oven under and a stainless steel cooker hood over. Integrated appliances include a fridge freezer and a washing machine. Cupboard housing the gas central heating boiler. Laminate flooring. One central heating radiator. Bi-fold doors lead into the rear garden.

W.C.
5'0" x 3'7"
A white suite comprising a wash hand basin and a low flush WC. Tiled floor. One central heating radiator.

LANDING
6'11" x 9'2"
Oak banister rail. Over stairs storage cupboard. One central heating radiator.

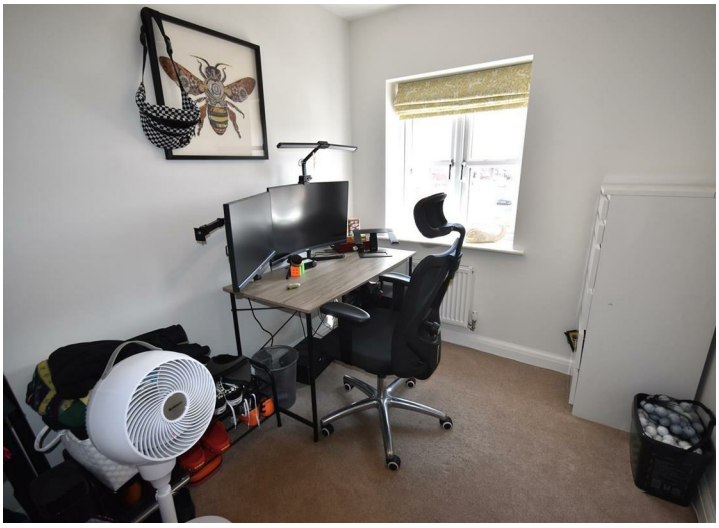
BEDROOM ONE
11'8" x 14'11" max.
To the rear elevation. Fitted wardrobes along one wall. One central heating radiator.

BEDROOM TWO
7'7" x 12'9" max.
To the front elevation. One central heating radiator.

BEDROOM THREE
8'10" x 7'2"
To the front elevation. One central heating radiator.

BATHROOM
5'6" x 7'8"
A modern white suite comprising a bath with a mains fed shower over and a glass shower screen to the bath side, a wash hand basin and a low flush WC with a tiled surround. Illuminated vanity mirror over the sink. Laminate floor. White heated towel rail.

GARDENS
To the front of the property there is a lawned garden with planted borders. A timber gate to the right hand side provides access into the rear garden. Electric car charging point and outside electric sockets. The block paved driveway to the front and side provides off street parking for at least two vehicles.

To the rear of the property the garden is fully enclosed and mainly laid to lawn with raised planters filled with shrubs and plants. There is a paved seating area and matching pathway which leads to a further paved seating area which is ideal for entertaining. Outside tap.

Total area: approx. 81.3 sq. metres (874.6 sq. feet)