



Centenary Road
Goole
DN14 6NR

£70,000

- Inner Terraced House
- Two Double Bedrooms
- Requires Attention
- Two Reception Rooms
- Modern B'fast Kitchen
- Gas Combi & Upvc DG
- Enclosed Garden
- EPC Rating D

91 Pasture Road
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'...WE LOVE SELLING HOUSES' PROPERTY SUMMARY

Housesetc Goole- Inner terraced house in need of works, (evidence of damp). Benefits from gas combi boiler, Upvc DG and enclosed rear garden. Accommodation comprises dining room, lounge, modern breakfast kitchen with integrated cooking appliances. To the first floor are two double bedrooms and a spacious bathroom fitted with white suite, accessed via bedroom one. Suit investor/developer.

ENTRANCE Upvc front entrance door with double glazed opaque and leaded glass insert with matching skylight leads into

ENTRANCE HALLWAY Spacious entrance hallway with recessed ceiling spot lights, original coving to the ceiling, radiator, stairs rising to first floor accommodation and internal doors leading off.

SITTING ROOM / DINING ROOM 12' 1" x 8' 11max" (3.68m x 2.72m) With coving to the ceiling, radiator and Upvc double glazed leaded window to the front.

LOUNGE 13' 3" x 12' 0max" (4.04m x 3.66m) With original timber fireside storage cupboards with matching drawers beneath, coving to the ceiling, radiator, useful under stairs storage cupboard and Upvc double glazed window to the rear.

KITCHEN 14' 4" x 7' 0" (4.37m x 2.13m) Fitted with a good range of modern white high gloss wall and base units with stainless steel T-bar door and drawer furniture, marble effect food preparation surfaces and breakfast bar with co-ordinating ceramic splash back tiling, 1&1/2 bowl stainless steel sink with mixer tap, plumbing for automatic washer, integrated electric oven with four ring gas hob with stainless steel splash back and matching stainless steel chimney style extractor hood. Recessed ceiling spot lights and coving to the ceiling, tile effect floor covering, Upvc double glazed window to the side and Upvc side entrance door with double glazed

opaque insert. To the rear is a Upvc double glazed sliding patio door. The kitchen shows evidence of severe damp.

FIRST FLOOR ACCOMMODATION

STAIRS AND LANDING Enclosed staircase with painted timber handrail leads to landing with internal doors leading off.

BEDROOM TWO 12' 2" x 12' 0max" (3.71m x 3.66m) With useful shelved integral storage cupboard, radiator and Upvc double glazed leaded window to the front.

BEDROOM ONE 13' 3" x 12' 0max" (4.04m x 3.66m) Benefitting from coving to the ceiling, integral shelved storage cupboard, radiator and Upvc double glazed window overlooking the rear, internal door and step down leads into

BATHROOM 14' 3" x 6' 10" (4.34m x 2.08m) NB. Bathroom is accessed via bedroom one.

Fitted with modern white suite comprising pedestal wash hand basin with contemporary style taps, dual low level flush w.c., panelled bath with contemporary style mixer tap and telephone style attachment with co-ordinating ceramic splash back tiling, recessed ceiling spotlights and radiator. Spacious shelved storage cupboard and additional cupboard containing combi boiler. Electric extractor fan and Upvc



double glazed opaque window to the rear.

EXTERNAL

FRONT To the front of the property is a small forecourt with a brick built perimeter wall and concrete walkway to the front door.

REAR To the rear of the property is an enclosed courtyard style garden with brick built perimeter wall, outside security light, paved patio area which leads onto lawned garden with further concrete patio area to the rear, timber storage shed and wrought iron arched pedestrian access gate opening onto the rear lane.

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.

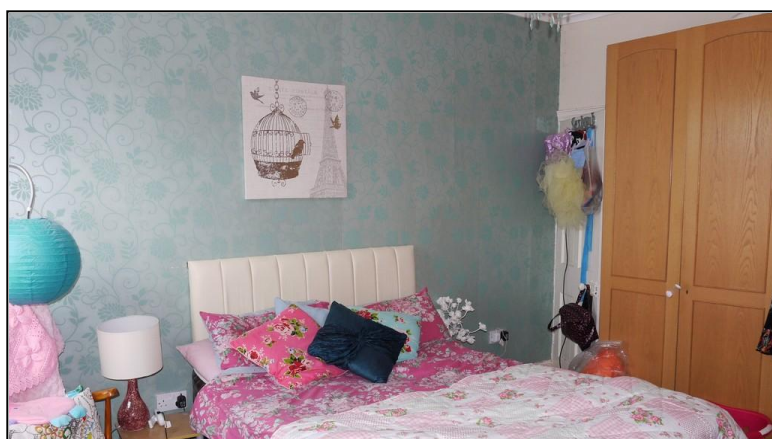
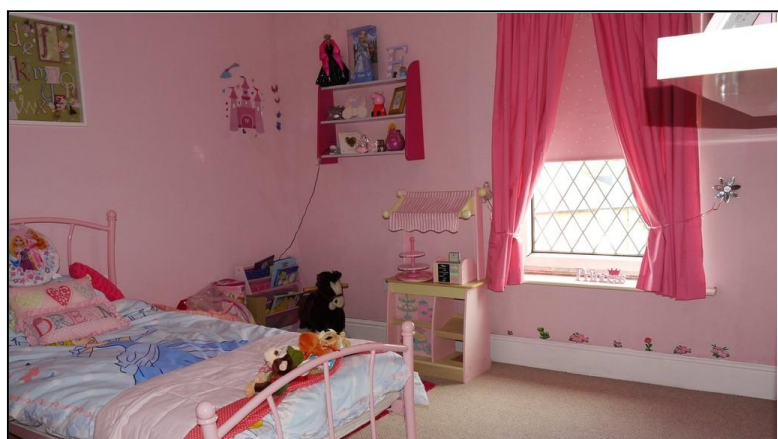
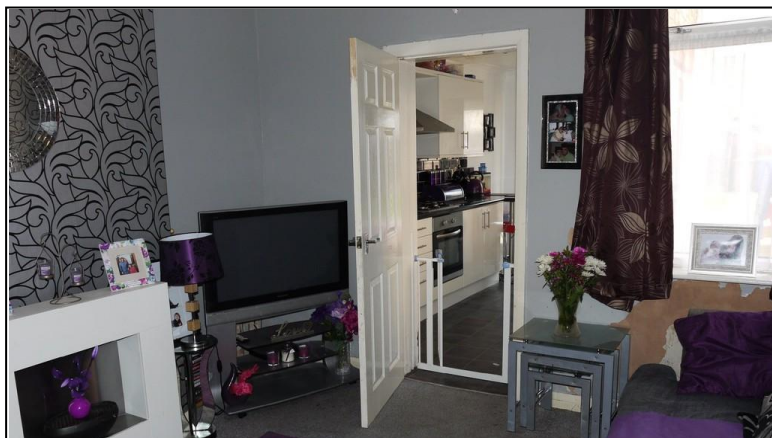
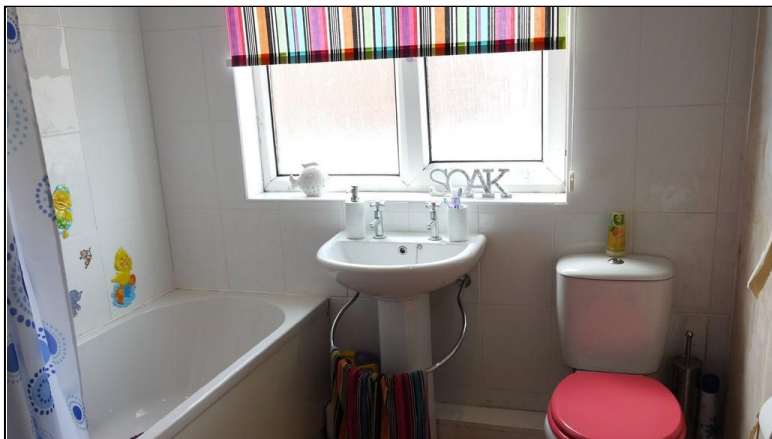
HEATING & APPLIANCES The Heating and Appliances have not been tested by Housesetc.

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 right of way etc need to be confirmed.

LOCATION Leaving our office on Pasture Road turn left onto Centenary Road where the property is on the left hand side and can identified by our Housesetc For Sale board.

Council Tax: A





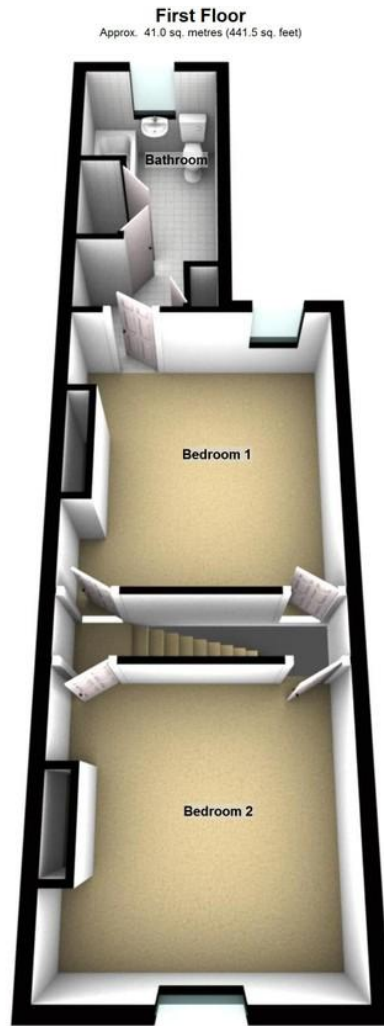
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Ground Floor
Approx. 41.0 sq. metres (441.5 sq. feet)



First Floor
Approx. 41.0 sq. metres (441.5 sq. feet)

Total area: approx. 82.0 sq. metres (883.0 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.

