



Sotheron Street
Goole
DN14 5EY

£73,000

- Inner Terraced House
- Sitting Tenant (£425pcm)
- Three Bedrooms
- 2 Reception Rooms
- Modern Kitchen
- White Bath Suite
- Upvc DG & Gas Combi
- EPC Rating D



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'...WE LOVE SELLING HOUSES' PROPERTY SUMMARY

Housesetc Goole- **Attention Landlords**- available with sitting tenant (£425pcm) and benefiting from gas combi boiler, Upvc DG and 3 brick outbuildings within a low maintenance rear courtyard. The living accommodation comprises to the groundfloor: entrance hall, lounge, dining room and kitchen with cooking appliances. To the first floor are 3 bedrooms and a tiled bathroom with white suite & electric shower.

ENTRANCE Upvc front entrance door with double glazed opaque panelled insert and matching sky light leads into

ENTRANCE HALLWAY With good quality oak effect laminate wood flooring, coving to the ceiling, dado rail, radiator, hard wired smoke alarm, ornate archway, stairs rising to first floor accommodation and internal doors leading off.

LOUNGE 11' 10" x 12' 7" (3.61m x 3.84m) With feature white Adam style fire surround with raised tiled hearth, coving to the ceiling, radiator and Upvc double glazed window to the front.

DINING ROOM 13' 3" x 12' 11" max(4.04m x 3.94m) Modern painted box style fire surround with ceramic tiled back and raised hearth. Laminate wood flooring, Upvc double glazed window to the rear and internal door leads into

BREAKFAST KITCHEN 13' 5" x 7' 9" (4.09m x 2.36m) Fitted with a range of white wall and base units with marble effect food preparation surfaces and breakfast bar, integrated electric oven and hob with filter hood above, single bowl stainless steel sink with mixer tap, plumbing for automatic washer, wall mounted Worcester gas combi boiler, coving to the ceiling, electric extractor fan, Upvc double glazed window to the side, useful under stairs storage cupboard and Upvc side entrance door with double glazed opaque insert opens into rear courtyard.

FIRST FLOOR ACCOMMODATION

STAIRS AND LANDING Enclosed staircase with painted timber hand rail leads to landing with matching turned timber spindles and balustrade above, access to roof void, hard wired smoke alarm and internal doors leading off.

BEDROOM ONE 11' 10" x 16' 8" max(3.61m x 5.08m) Spacious master bedroom with radiator, useful storage cupboard with cloak hanging and Upvc double glazed window to the front.

BEDROOM TWO 13' 5" x 10' 8" max (4.09m x 3.25m) With useful storage cupboard providing cloak hanging, radiator and Upvc double glazed window to the rear.

BEDROOM THREE / NURSERY 8' 3" x 8' 1" max(2.51m x 2.46m) Having radiator and Upvc double glazed window to the side, internal door leads into

BATHROOM Modern white bathroom suite benefits from fully ceramic tiled walls and white suite comprising pedestal wash hand basin, low level flush W.C, panelled bath with Galaxy electric shower over, electric extractor fan, radiator and Upvc double glazed opaque window to the rear.

EXTERNAL

REAR To the rear of the property is a fully enclosed courtyard

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style garden with three secure brick built storage units, paved patio area and timber pedestrian access agate.

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 & APPLIANCE 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

Council Tax: A





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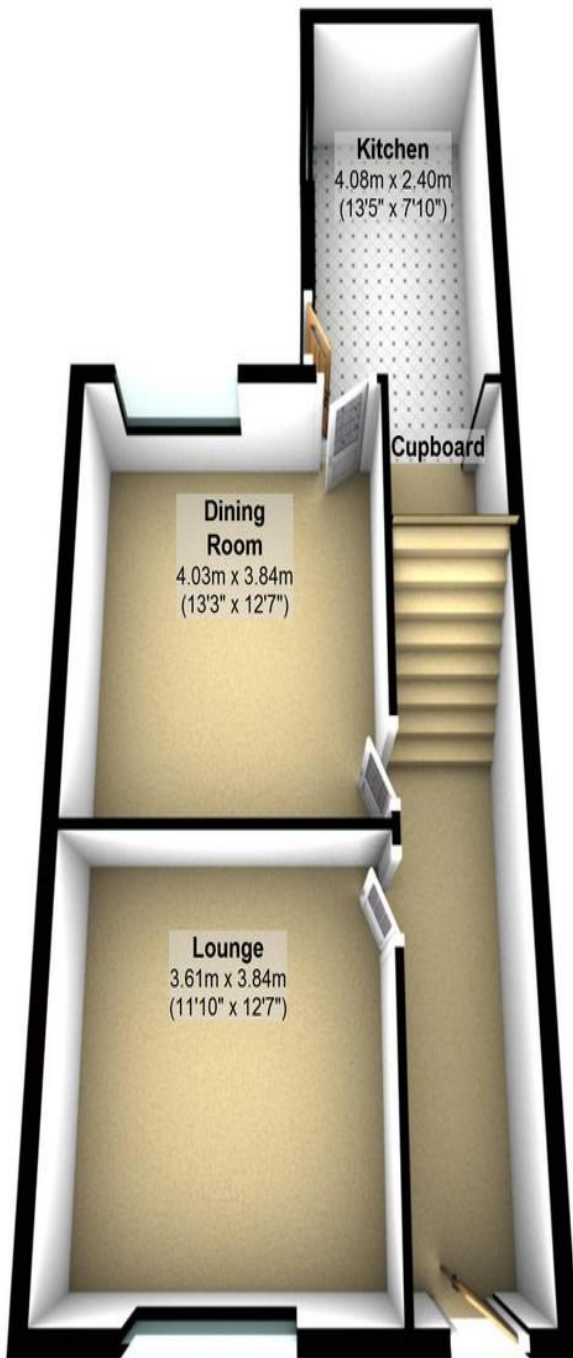
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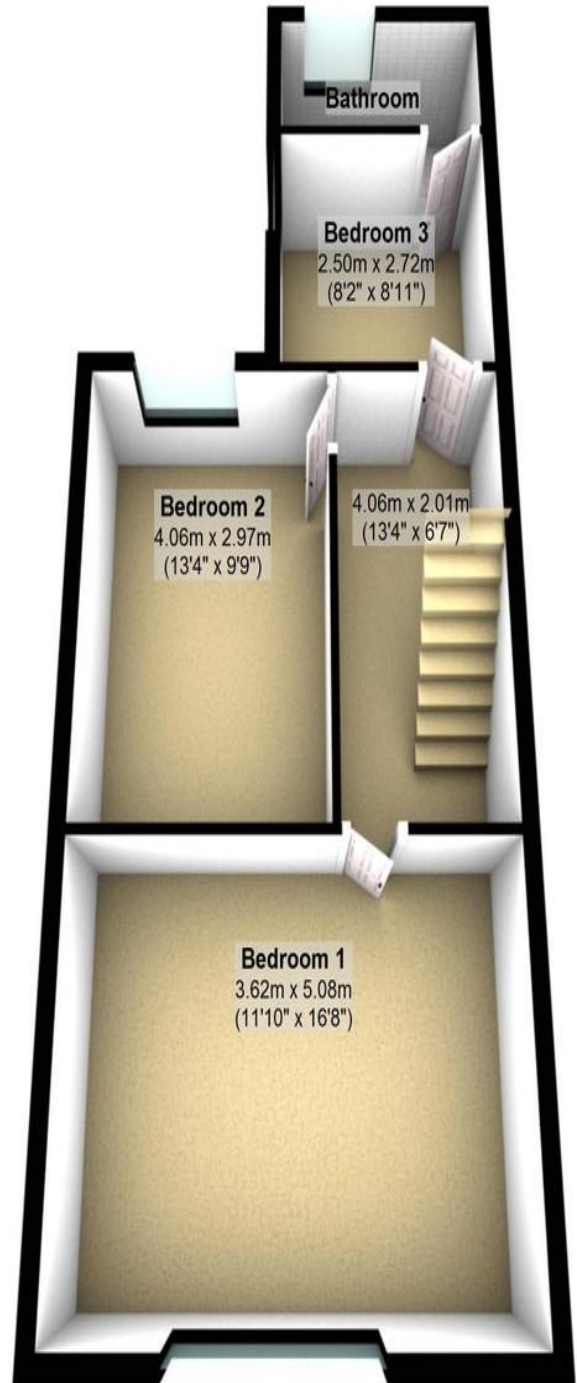
Ground Floor

Approx. 51.8 sq. metres (557.5 sq. feet)



First Floor

Approx. 50.3 sq. metres (541.2 sq. feet)



Total area: approx. 102.1 sq. metres (1098.7 sq. feet)

