



# Jefferson Street Goole DN14 6SJ

£45,000

- Renovation Project
- 3 Storey Terrace
- 3 Bedrooms
- 2 Reception Rooms
- Upvc Double Glazing
- 4pc Bath Suite
- No Onward Chain
- EPC Rating F



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Registered in England No 8047217 Registered Office: Suite One,  
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## '...WE LOVE SELLING HOUSES' PROPERTY SUMMARY

Housesetc Goole- In need of a comprehensive programme of renovation, spacious 3 storey inner terrace ideally located for town centre. The accommodation comprises, entrance lobby, 2 reception rooms and kitchen. To the first floor are two bedrooms and spacious bathroom with 4 piece suite to include shower cubicle with a further bedroom to second floor. No chain.

**ENTRANCE** Timber entrance door with glazed insert leads into

**ENTRANCE LOBBY** With coving to the ceiling, internal window into lounge and internal door leads into

**LOUNGE** 11' 6" max x 13' 1" max (3.51m x 3.99m) With ornate Adam style fire surround, coving to the ceiling, central ceiling rose, radiator, Upvc double glazed Georgian style window to the front and internal door leads into

**INNER LOBBY** With stairs rising to first floor accommodation and internal door leading into

**SITTING ROOM** 12' 0" max x 13' 0" max (3.66m x 3.96m) With picture rail, ornate ceiling rose, stair door to under stairs shelved storage cupboard, Upvc double glazed window to the rear and archway leads into

**KITCHEN** 10' 8" x 6' 10" (3.25m x 2.08m) With tiled flooring, fitted wall and base units finished in oak effect, integrated cooking appliances, marble effect food preparation surfaces, co-ordinating ceramic splash back tiling, coloured sink, panelled ceiling with recessed ceiling spot lights, Upvc double glazed windows to both side and rear.

### FIRST FLOOR ACCOMMODATION

**STAIRS AND LANDING** Enclosed staircase with timber handrails leads to split level landing with turned timber spindles and balustrade above, coving to the ceiling, radiator, storage cupboard and additional staircase leads to second floor accommodation, fitted wall lights and internal doors leading off.

**BEDROOM ONE** 11' 7" x 13' 2" (3.53m x 4.01m) Fitted wardrobes, coving to the ceiling, plaster ceiling rose, radiator and Upvc double glazed Georgian style window to the front.

**BEDROOM TWO** 9' 6" x 9' 1" max (2.9m x 2.77m) With fitted wardrobe, coving to the ceiling, ceiling rose, radiator and Upvc double glazed Georgian style window to the rear.

**BATHROOM** Benefits from ceramic tiled walls and white suite comprising pedestal wash hand basin, dual low level flush W.C and panelled bath. Independent step in shower cubicle with fitted electric shower, radiator, panelled ceiling, Upvc double glazed opaque Georgian style window to the rear.

### SECOND FLOOR ACCOMMODATION

**STAIRS TO BEDROOM THREE** 14' 0" max x 12' 0" max (4.27m x 3.66m) staircase leads to bedroom three with panelled walls, fitted storage cupboards, double glazed velux roof windows to the rear and Upvc double glazed Georgian style turret window to the front.

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EXTERNAL

**FRONT** To the front of the property is a small courtyard with walkway leading to front door.

**REAR** To the rear is a collection of outbuildings and enclosed concrete courtyard.

**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

**LOCATION** From Boothferry Road turn right onto Jefferson Street (opposite Tesco). Where the property is on the left hand side and can be clearly identified by our Housesetc for sale board.

Council Tax: A



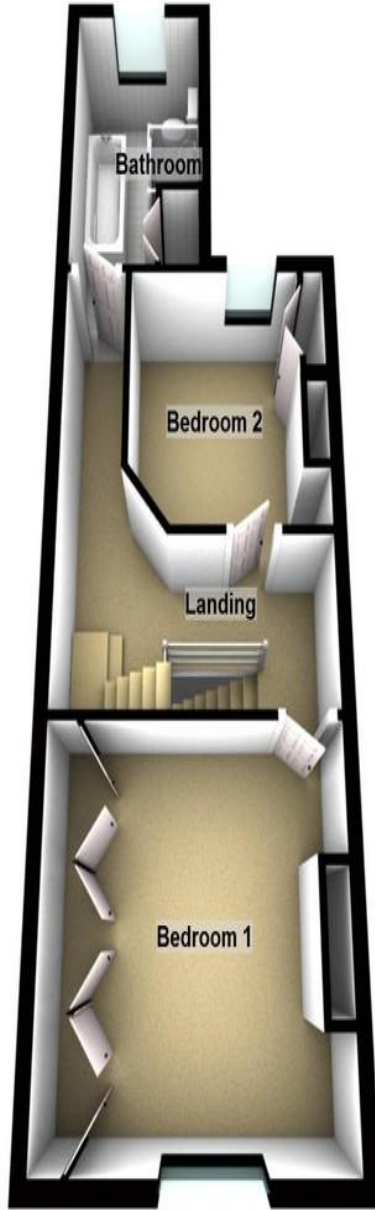
### Ground Floor

Approx. 39.5 sq. metres (425.4 sq. feet)



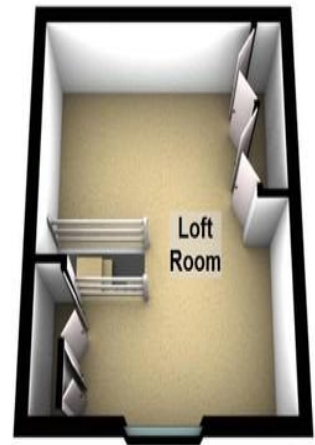
### First Floor

Approx. 40.5 sq. metres (435.9 sq. feet)



### Second Floor

Approx. 17.0 sq. metres (183.4 sq. feet)



Total area: approx. 97.0 sq. metres (1044.6 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.

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