



Elsie Street, Goole



OIRO £90,000

- Two Double Bedrooms
- Two Reception Rooms
- Great Investment Opportunity
- Parking To The Rear
- Close To Local Amenities and Train Station
- Centre Location
- Freehold
- EPC rating D



I am happy to present this property to the market situated in Goole. Goole still remains a thriving port town, with a wide range of industry, shopping, sports and leisure opportunities and also has easy motor way links for the commuters.

The ground floor boasts a lounge and separate dining area leading to the kitchen.

The two reception rooms are in need of some modernisation which will be ideal for you to put your own stamp on them. Room one has a beautiful fireplace perfect for those who love a cosy night in. Room two also has a fitted fire place, Radiator and a fitted ceiling light. The kitchen is fully fitted with fitted appliances, tiled floor and tiled splash back.

To the first floor there are two double bedrooms, and a family bathroom which leads from bedroom one. The property also offers a pleasant and private outdoor rear space. Please note this property doesn't have off road parking



Lounge 3.77m x 3.89m (12'5" x 12'10")

Diner 3.98m x 3.83m (13'1" x 12'7")

Kitchen 5.44m x 2.16m (17'10" x 7'1")

Stairs

Bedroom One 3.81m x 3.98m (12'6" x 13'1")

Bathroom 3.05m x 2.2m (10'0" x 7'2")

Bedroom Two 3.76m x 3.83m (12'4" x 12'7")

Disclaimer

Elsie Street - These details are intended to give a fair description only and their accuracy cannot be guaranteed nor are any floor plans (if included) exactly to scale. These details do not constitute part of any offer or contract and are not to be relied upon as statements of representation or fact. Intended purchasers are advised to recheck all measurements before committing to any expense and to verify the legal title of the property from their legal representative. Any contents shown in the images contained within these particulars will not be included in the sale unless otherwise stated or following individual negotiations with the vendor. Northwood have not tested any apparatus, equipment, fixtures or services so cannot confirm that they are in working order and the property is sold on this basis.

AML

Should you wish to make an offer on this property we will complete mandatory Anti Money Laundering (AML) checks on behalf of HMRC. We outsource this process to our partners, Coadjute. Coadjute charge a fee for this service.

Ground Floor



First Floor





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