



Westfield Avenue , Goole, Goole

£145,000

Key Features

- ✓ Extended Terraced House
- ✓ Some Modernisation/Updating Rqd
- ✓ No Onward Chain
- ✓ Substantial Dining Kitchen
- ✓ Freehold
- ✓ EPC rating TBC

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Over & Above



Northwood Goole- No onward chain, IN NEED OF SOME MODERNISATION/UPDATING, extended terraced property, THREE STOREY ACCOMMODATION, two reception rooms, FOUR GOOD SIZE BEDROOMS, substantial dining kitchen, WHITE BATH SUITE, parking and gardens, IDEAL FOR TOWN CENTRE

ENTRANCE

UPVC entrance door with double glazed opaque and leaded insert with matching sky light leads into

ENTRANCE HALLWAY

With stripped floorboard effect floor covering, coving to the ceiling, dado rail, central heating radiator, stairs rising to first floor accommodation, doors off.

RECEPTION ROOM ONE

15' 8" into the bay x 10' 5" (4.78m x 3.19m)

With good quality marble effect fire surround, coving to the ceiling, central heating radiator, bay window to the front.





RECEPTION ROOM TWO

3.96m x 4.23m (13ft x 13.9ft)

With painted brick fire surround, timber mantle and display shelving, coving to the ceiling, central heating radiator, window to the rear, door to useful under stairs storage cupboard with fitted shelving.

DINING ROOM

6.68m x 2.51m max (reducing to 2.04 max)

Fitted shaker style kitchen finished in timber effect with matching block effect work surfaces, single bowl stainless steel sink, space and plumbing for automatic washing machine, wall mounted Worcester Bosch gas central heating boiler, central heating radiator, double glazed windows to the side, door opening out into rear courtyard.

FIRST FLOOR ACCOMMODATION

STAIRS AND LANDING

Carpeted staircase with painted timber handrail lead to landing, central heating radiator, door off to second floor accommodation, further doors off.

BEDROOM ONE

4.05m x 4.21m (13.3ft x 13.8ft)

Fitted double wardrobes, central heating radiator, window to the front.

BEDROOM TWO

3.22m x 3.36m (10.6ft x 11ft)

With built in storage cupboards, central heating radiator.

BATHROOM

3.3m x 2.52m (10.8ft x 8.3ft)

With fitted storage cupboards containing storage shelving and hot water cylinder, central heating radiator, modern white suite comprising pedestal wash hand basin and medicine cabinet, antique taps, electric shower, fixed shower screen, low level flush WC, window to the rear.





SECOND FLOOR ACCOMMODATION STAIRS AND LANDING

Door leads to carpeted staircase, painted timber handrail leading to second floor, doors off.

BEDROOM THREE

2.8m x 4.24m (9.2ft x 13.9ft)

Window to the rear.

BEDROOM FOUR

4.05m (reducing to 2.86m with limited headroom) x 4.22m

Window to the front.

EXTERNAL FRONT

To the front of the property is a brick built perimeter wall with decorative wrought iron gate and concrete walkway leading to front door, mature front garden that is predominately pebbled, generous borders, shrub hedge.

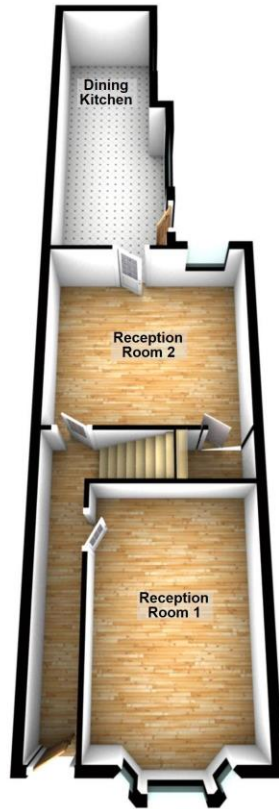
REAR

To the rear is an enclosed courtyard with brick built perimeter walls, attractive timber fencing above, timber gate leading to rear lane, timber storage shed, asbestos garage.



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Ground Floor

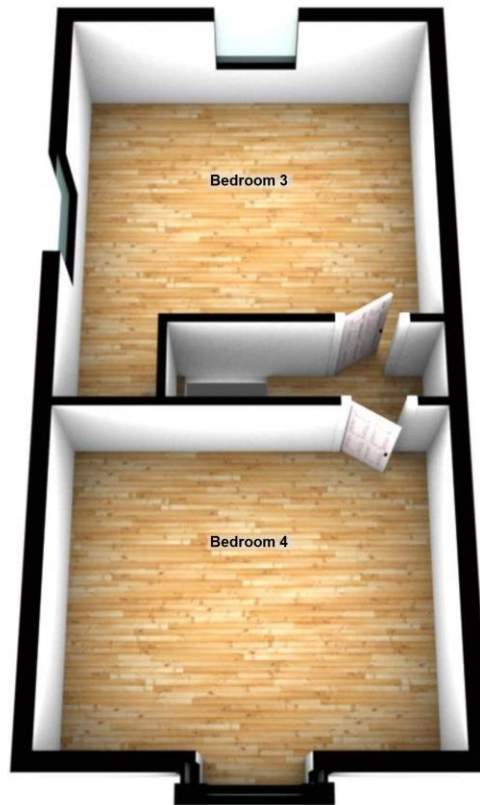


Total area: approx. 142.5 sq. metres (1534.1 sq. feet)

First Floor



Second Floor



Northwood Goole

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