



Gray Street, Goole



### Offers in excess of £80,000

- IDEAL INVESTMENT
- Excellent transport links
- Walking distance to array of local amenities
- GREAT FIRST TIME BUY
- Two reception rooms
- Low maintenance rear garden
- Freehold – Council tax band A
- EPC rating D



**\*\*\* IDEAL INVESTMENT OR FIRST TIME BUY!\*\*\*** This two bedroom terraced property is ideally located within the centre of Goole. Having an array of amenities within walking distance and excellent transport links being just a short drive from junction 36 of the M62

On entering the property you are welcomed into the lounge with feature fireplace then through to the dining room with under stairs storage cupboard and stairs leading to the first floor. Through the dining room is the galley style kitchen with door leading to the rear yard, through the kitchen is the very handy downstairs WC. To the first floor there is two good sized bedrooms and the family bathroom with bath and shower hose coming from the mixer taps.

Outside the property is on street parking to the front, and a low maintenance rear yard complete with rear access gate.

This property would make the perfect addition to your growing portfolio with a potential yield of 9.38%!

Lounge 3.59m x 3.03m (11'10" x 9'11")

Dining Room 3.60m x 3.29m (11'10" x 10'10")

Kitchen 1.78m x 2.70m (5'10" x 8'11")

W.C 1.92m x 1.88m (6'4" x 6'2")

Stairs and Landing

Bedroom One 3.59m x 3.04m (11'10" x 10'0")

Bedroom Two 2.73m x 3.31m (9'0" x 10'11")

Bathroom 1.81m x 2.55m (5'11" x 8'5")

Outside

### Disclaimer

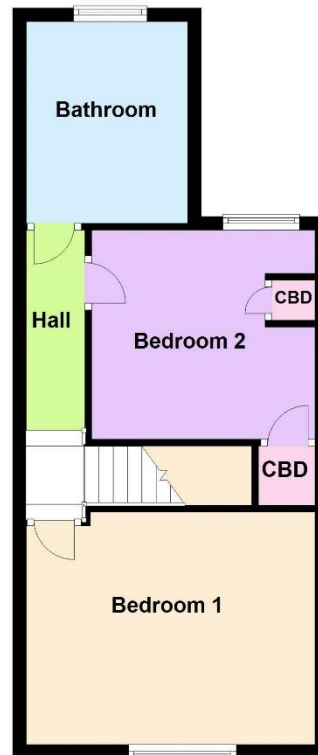
Grey Street - Disclaimer These details are intended to give a fair description only and their accuracy cannot be guaranteed nor are any floor plans (if included) exactly to scale. These details do not constitute part of any offer or contract and are not to be relied upon as statements of representation 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.



**Ground Floor**



**First Floor**





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