



**Church Row, Goole DN14 0HT**

## ***Welcome to***

### **Church Row, Goole**

Opportunity to acquire this two double bedroom cottage situated on the fringes of this well regarded semi-rural village location. Within close walking distance of open fields and countryside, close to the M62 being ideal for the commuter.



### **Entrance Porch/ Utility Room**

With a composite rear entrance door, tiled flooring and plumbing for washing machine.

### **Lounge**

12' 10" x 12' 10" ( 3.91m x 3.91m )

With a UPVC front entrance door, laminate flooring, a UPVC double glazed window to the front aspect with made to measure blinds

### **Kitchen**

12' 11" x 8' 9" ( 3.94m x 2.67m )

A fitted kitchen consisting wall, base and draw units with work surfaces over, sink and drainer, free standing electric oven, free standing fridge freezer, tiled flooring, tiled splash back and a UPVC double glazed window to the rear aspect.

### **Bedroom One**

12' 11" x 11' 11" ( 3.94m x 3.63m )

With a UPVC double glazed window to the front aspect, fitted wardrobe and an electric radiator.

### **Bedroom Two**

12' 10" x 8' 6" ( 3.91m x 2.59m )

With a UPVC double glazed window to the rear aspect, hot water tank, loft access with pull down ladder and an electric heater.

### **Bathroom**

A suite consisting of a low level flush WC, wash hand basin set in a vanity unit, bath, tiled flooring, towel radiator and a UPVC double glazed window to the rear aspect.

### **Front Garden**

Small buffer garden.

### **Rear Garden**

Yard



***view this property online*** [williamhbrown.co.uk/Property/PON117859](http://williamhbrown.co.uk/Property/PON117859)



## Welcome to

## Church Row, Goole

- Two Bedroom End-Terrace Home
- Semi-Rural Setting
- Ideal First Time Buyer House
- Parking To The Rear
- Perfect For Those Looking To Commute

Tenure: Freehold EPC Rating: E

offers over

# £110,000



**view this property online** [williamhbrown.co.uk/Property/PON117859](http://williamhbrown.co.uk/Property/PON117859)

Please note the marker reflects the postcode not the actual property



Property Ref:  
PON117859 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01977 791406**



[Pontefract@williamhbrown.co.uk](mailto:Pontefract@williamhbrown.co.uk)



26 Market Place, PONTEFRACT, West Yorkshire,  
WF8 1AT



[williamhbrown.co.uk](http://williamhbrown.co.uk)