

**Church Row, Whitley Goole DN14 0HT** 

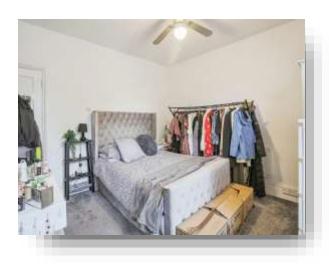


# Welcome to

# Church Row, Whitley 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" ( $3.91m \times 3.91m$ ) 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





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# **Church Row, Whitley 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





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Property Ref:

PON117859 - 0003

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# william h brown



First Floor

Ground Floor

## 01977 791406

Google

Whitefield Ln



Pontefract@williamhbrown.co.uk



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

Please note the marker reflects the

postcode not the actual property

All Saints Grove

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