

Hawthorn Garth, Kellington GooleDN14 0PB



welcome to

Hawthorn Garth, Kellington Goole

Explore this end-terrace home in the heart of Kellington today!





Welcome to this charming end-terrace house in the heart of Kellington, perfect for families or first time buyers. This delightful home features onstreet parking, a single garage, and low-maintenance gardens at the front and rear. Step through the front door into a spacious lounge, leading to a kitchen/diner with ample space for storage and space for a dining table. French doors open to the rear garden, ideal for indoor-outdoor living. Upstairs, you'll find three good sized bedrooms and a well-appointed family bathroom. Situated in a friendly neighbourhood close to local amenities, schools, and transport links, this house is ready to become your new home.

Contact us today!

Lounge

13' 8" x 11' 11" (4.17m x 3.63m)

Kitchen/Diner

13' 8" x 11' 8" (4.17m x 3.56m)

Landing

First Bedroom

11' 9" x 8' 5" (3.58m x 2.57m)

Second Bedroom

11' 11" x 7' 6" (3.63m x 2.29m)

Third Bedroom

8' 6" x 5' 11" (2.59m x 1.80m)

Bathroom

Front Garden

Rear Garden

Parking











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Hawthorn Garth

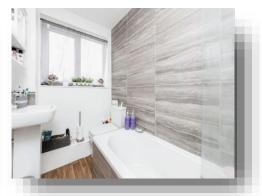
- **End Terraced House**
- Three Bedrooms
- Kitchen/Dining Room
- Low Maintenance Front & Rear Gardens
- On Street Parking & Garage

Tenure: Freehold EPC Rating: D

offers over

£140,000

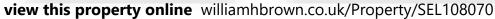








Please note the marker reflects the postcode not the actual property





Property Ref: SEL108070 - 0004

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 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 reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content property and other important matters before exchange of contracts.

or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers are 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 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



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