



17 Broadway, Goole, DN14 5HR

£115,000

EPC: D

****ATTENTION LANDLORDS**** This four bedroom mid terrace house is being sold with a long standing tenant in situ paying £680pcm. The property offers spacious accommodation set over three floors and is within walking distance of the town centre and local amenities. A great investment property for any landlord wanting to add to their rental portfolio.

- ****ATTENTION LANDLORDS****
- Mature three storey mid terrace house
- Four bedrooms
- Two reception rooms
- Enclosed rear yard
- Sold with a long standing tenant in situ
- Rental income £680pcm
- Within walking distance of the town centre
- Great investment opportunity
- EPC D

DESCRIPTION

This mature four bedroom mid terrace house incorporates gas central heating and uPVC double glazing and offers spacious accommodation comprising;

DINING ROOM

13'2" x 12'2"

uPVC entrance door. The measurements plus the depth of the bay window. Coving to the ceiling. One central heating radiator.

LOBBY

3'1" x 2'10"

Stair way leading to the first floor.

LIVING ROOM

13'1" x 12'9"

Under stairs storage cupboard. One central heating radiator.

KITCHEN

15'10" x 8'2"

A range of base and wall units with laminated work tops and tiled work surrounds. The units incorporate a stainless steel one and half bowl single drainer sink and a cooker hood. Plumbing for an automatic washing machine and a dishwasher. Wall mounted gas central heating boiler. Tiled floor. One central heating radiator. uPVC door leads into the rear garden.

LANDING

13'2" x 5'3"

Stairway leading to the second floor.

BEDROOM ONE

13'5" x 12'2"

To the front elevation. One central heating radiator.

BEDROOM TWO

6'6" x 10'7"

To the rear elevation. One central heating radiator.

BATHROOM

6'2" x 10'7" max

A white suite comprising a panelled bath, a wash hand basin and a low flush WC. Corner shower cubicle. Tiled walls. One central heating radiator.

LANDING

2'8" x 2'9"

BEDROOM THREE

13'7" x 12'3" max.

To the front elevation. One central heating radiator.

BEDROOM FOUR

13'2" x 13'7" max.

To the rear elevation. One central heating radiator.

OUTSIDE

To the front of the property there is a small buffer front garden.

To the rear of the property there is a fully enclosed concrete yard with a concrete sectional garden store. A timber gate provides access onto the rear service road.

Ground Floor



First Floor



Second Floor







