



65 Adeline Street, Goole, DN14 6DJ

£90,000

EPC: D

**\*\*ATTENTION INVESTORS\*\*** This two bedroom mid terrace house would make a fantastic buy to let investment, but may also suit a First Time Buyer. The property is in need of some internal refurbishment and being sold with immediate vacant possession, with the most recent tenant paying £600pcm for the last 5 years. Located in a highly regarded residential area early viewing is highly recommended.

- **\*\*ATTENTION INVESTORS\*\***
- Mature mid terrace house
- Two bedrooms
- Two reception rooms
- Modern fitted kitchen
- Gas central heating and uPVC double glazing
- Enclosed rear yard
- Ideally located for the local supermarket and town centre
- Early viewing recommended
- Sold with vacant possession

#### DESCRIPTION

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

#### HALL

3'10" x 2'9"

uPVC entrance door.

#### LOUNGE

12'2" x 12'1"

A fireplace housing a gas fire (not in use). Stair way leading to the first floor. Two central heating radiators. Coving to the ceiling.

#### LIVING ROOM

12'1" x 12'11"

A cream fire surround housing an electric fire (not in use). Under stairs storage. One central heating radiator. Coving to the ceiling.

#### KITCHEN

12'11" x 6'11"

A range of modern fitted base and wall units with laminated worktops and tiled work surrounds. The units incorporate a stainless steel single drainer sink, a four ring ceramic hob with a stainless steel cooker hood over. Integrated fridge and freezer and double oven. Plumbing for an automatic washing machine. Tiled floor. Coving to the ceiling. uPVC door leads to the rear of the property.

#### LANDING

2'9" x 2'9"

#### BEDROOM ONE

12'9" x 12'0"

To the front elevation. Loft access. Over stairs storage cupboard. One central heating radiator.

#### BEDROOM TWO

12'0" x 12'10"

To the rear elevation. Fitted wardrobe with sliding mirrored doors. One central heating radiator.

#### BATHROOM

13'4" x 6'11"

A white suite comprising a panelled bath, a pedestal wash hand basin and a low flush WC. Walls tiled to half height. Airing cupboard housing the gas central heating boiler. One central heating radiator.

#### OUTSIDE

To the front of the property there is a small buffer garden enclosed by a brick wall and wrought iron access gate.

To the rear of the property there is a fully enclosed yard with and attached brick built store, a timber garden shed, and there is a timber gate which leads onto the rear service lane.

**Ground Floor**



**First Floor**







