



21 Parliament Street, Goole, DN14 6SW

£115,000

EPC:

**\*\*ATTENTION FIRST TIME BUYERS\*\*** This beautifully presented three bedroom mid terrace house is located in a well established residential area within walking distance of the town centre. With a new heating system, uPVC double glazing and modern fixtures and fittings the property deserves in an internal inspection to appreciate the accommodation on offer.

- **\*\*ATTENTION FIRST TIME BUYERS\*\***
- Mature three storey mid terrace house
- Three bedrooms
- Two reception rooms
- Modern fixtures and fittings
- Fantastic starter home
- Within walking distance of the town centre
- New gas central heating system
- Enclosed rear garden with timber garden shed
- Viewing is an absolute must

#### DESCRIPTION

This beautifully presented three bedroom mid terrace house incorporates a new gas central heating system, uPVC double glazing, modern oak interior doors and offers accommodation comprising;

#### DINING ROOM

11'11" x 11'2"

New composite entrance door. Grey fire surround with a decorative inset and hearth housing a gas fire. Laminate flooring. One central heating radiator. Coving to the ceiling.

#### LOBBY

2'5" x 2'7"

Stair way leading to the first floor. Laminate flooring.

#### LOUNGE

13'1" x 11'11"

A feature chimney recess with a brick interior, stone hearth and timber mantle over. Under stairs storage cupboard. Laminate flooring. One central heating radiator. Coving to the ceiling.

#### KITCHEN

11'3" x 6'10"

A modern range of fitted base and wall units having grey shaker style fronts, laminated worktops and tiled work surrounds. The units incorporate a black one and a half bowl single drainer sink, a 4 ring gas hob with an electric oven under and a stainless steel cooker hood over. Plumbing for an automatic washing machine. uPVC door leads into the rear garden.

#### LANDING

8'0" x 7'5" max.

Doorway to the second floor. One central heating radiator. Coving to the ceiling.

#### BEDROOM ONE

11'3" x 11'11"

To the front elevation. Over stairs storage cupboard. One central heating radiator. Coving to the ceiling.

#### BEDROOM TWO

5'11" x 10'8"

To the rear elevation. Cupboard housing the gas central heating boiler. Laminate flooring. One central heating radiator. Coving to the ceiling.

#### BATHROOM

7'6" x 5'5"

A modern white suite comprising a shower bath with a mains fed shower over and glass shower screen to the bath side, a vanity wash hand basin with storage under and a low flush WC. Tiled walls and floor. Heated towel rail.

#### BEDROOM THREE

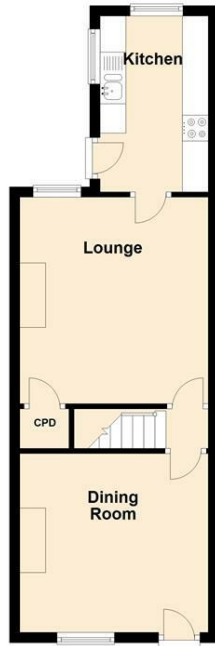
15'11" x 12'3"

To the front elevation. Eaves storage. One central heating radiator.

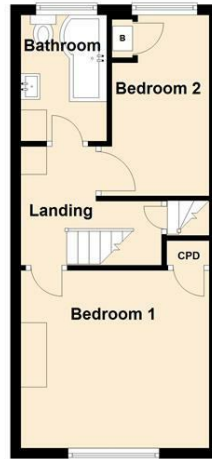
#### GARDEN

To the rear of the property there is a fully enclosed garden with lawn, timber decked seating area, timber garden shed and a timber gate which provides access onto the rear service lane.

**Ground Floor**



**First Floor**



**Second Floor**







