



44 Elsie Street, Goole, DN14 6DX

£130,000

EPC: D

This two bedroom semi detached house is located in a well established residential area. The property needs some internal updating but offers great scope to be a fantastic starter home or investment opportunity. Offering gas central heating, uPVC double glazed doors and windows, enclosed rear garden, and a driveway to the front, this property is a must view to see the potential on offer! No upward chain!

- Semi detached house
- Two bedrooms
- Internal updating required
- Enclosed rear garden
- Driveway to the front
- Ideal starter home
- Great investment opportunity
- uPVC double glazing and gas central heating
- Viewing highly recommended
- No upward chain

#### DESCRIPTION

This two bedroom semi detached house incorporates gas central heating and uPVC double glazing and offers accommodation comprising;

#### ENTRANCE HALL

3'8" x 3'4"

Composite entrance door. Stair way leading to the first floor. Coving to the ceiling.

#### LOUNGE

14'9" x 11'6"

A fireplace surround housing a gas fire. Coving to the ceiling. One central heating radiator.

#### KITCHEN

17'11" x 7'7"

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. Plumbing for an automatic washing machine. Under stairs storage cupboard. Coving to the ceiling. One central heating radiator. uPVC door leads into the side lobby.

#### SIDE LOBBY

5'3" x 11'3"

uPVC doors to the front and rear.

#### LANDING

6'5" x 4'4"

Loft access. Coving to the ceiling. One central heating radiator.

#### BEDROOM ONE

14'9" x 9'2"

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

#### BEDROOM TWO

11'2" x 10'2"

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

#### BATHROOM

6'4" x 5'5"

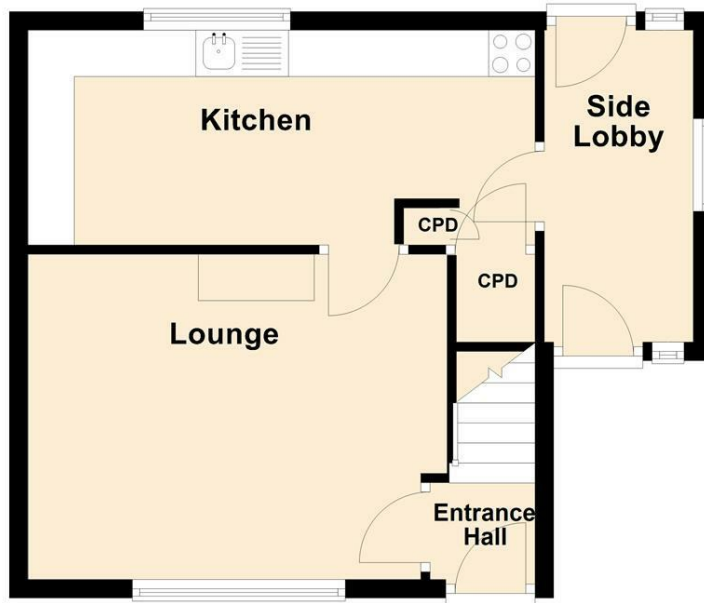
A shower cubicle with an electric shower over, a wash hand basin and low flush WC. Tiled walls. One central heating radiator.

#### GARDENS

To the front of the property there is a driveway providing off street parking enclosed by wrought iron gates. The garden is laid to grey slate chippings.

To the rear of the property the garden is fully enclosed and includes a paved seating area and matching pathway, a lawned garden with a slate chipped border. Timber garden shed. Aluminum framed greenhouse. Timber gate provides access into the rear lane.

## Ground Floor



## First Floor

