



9 Byron Street, Goole, DN14 6EJ

£85,000

EPC: D

**\*\*ATTENTION INVESTORS AND FIRST TIME BUYERS\*\*** This mature mid terrace house is located within walking distance of the town centre, schools and public transport links. Offering two bedroom accommodation the property would make a fantastic starter home or buy to let investment. Sold with immediate vacant possession.

- **\*\*ATTENTION INVESTORS AND FIRST TIME BUYERS\*\***
- Mature mid terrace house
- Two bedrooms
- Two reception rooms
- Fitted kitchen
- Independent access to the bathroom
- Enclosed rear yard with brick built store
- Within walking distance of the town centre, schools and public transport links
- Excellent starter home or buy to let investment
- Sold with immediate vacant possession

#### DESCRIPTION

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

#### LOUNGE

11'8" x 9'10"

uPVC entrance door. A fire surround with a marble style inset and hearth housing a living flame gas fire. Coving to the ceiling. One central heating radiator.

#### LOBBY

2'5" x 2'9"

Stair way leading to the first floor.

#### SITTING ROOM

11'8" x 10'7"

A white fire surround with a tiled inset housing a living flame gas fire. Under stairs storage cupboard. Coving to the ceiling. One central heating radiator.

#### KITCHEN

9'6" x 5'10"

A range of fitted units with timber effect laminate fronts having laminated worktops and tiled work surrounds. The units incorporate a stainless steel single drainer sink, a four ring gas hob with an electric oven under and a stainless steel cooker hood over. Plumbing for an automatic washing machine. Coving to the ceiling. One central heating radiator. uPVC door leads to the rear yard.

#### LANDING

#### BEDROOM ONE

11'8" x 10'0"

To the front elevation. Loft access. Doorway leading to the corridor which provides access to the bathroom. Coving to the ceiling. One central heating radiator.

#### BEDROOM TWO

10'9" x 8'7"

To the rear elevation. Doorway leading to the corridor which provides access to the bathroom. Coving to the ceiling. One central heating radiator.

#### CORRIDOR

2'9" x 10'7"

Provides independent access to the bathroom from both bedrooms.

#### BATHROOM

5'10" x 9'4"

A white suite comprising a panelled bath with a shower fitment to the bath taps and a glass shower screen to the bath side, a pedestal wash hand basin and a low flush WC. Tiled walls and floor. Wall mounted gas central heating boiler. Coving to the ceiling. One central heating radiator.

#### GARDEN STORE

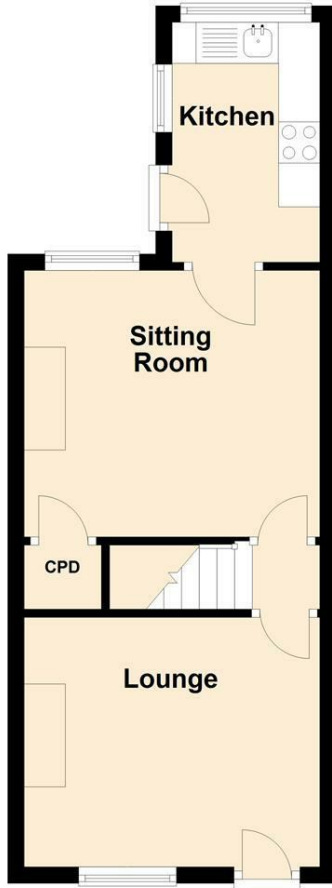
8'5" x 7'3"

Brick built garden store.

#### OUTSIDE

To the rear of the property there is an enclosed yard with a timber gate which provides access onto the rear service road. Brick built store.

## Ground Floor



## First Floor









