



Dunhill Court, 150a Boothferry Road, Goole, DN14 6AG

£80,000

EPC: C

**\*\*ATTENTION FIRST TIME BUYERS AND INVESTORS\*\*** This immaculately presented first floor apartment offers one bedroom accommodation and is within walking distance of the town centre. The property offers modern fixtures and fittings including a new bathroom suite, new windows, new internal fire doors and motion sensored lighting in the hallway and also includes an allocated parking space to the rear. This apartment would make a fantastic starter home of investment opportunity and a viewing is highly recommended to appreciate the accommodation on offer.

• **\*\*ATTENTION FIRST TIME BUYERS AND INVESTORS\*\***

- First floor flat
- One bedroom
- Modern fixtures and fittings
- New bathroom suite
- New windows and internal fire doors
- Within walking distance of the town centre
- Allocated parking space
- Viewing highly recommended
- LEASEHOLD

#### COMMUNAL ENTRANCE

A uPVC entrance door provides access into the communal hallway which is shared by the residents of 150a and 150B. A stair way leads to the first and second floor apartment. Lockable under stairs storage cupboard.

#### DESCRIPTION

This one bedroom first floor apartment incorporates new uPVC double glazed windows and gas central heating and offers accommodation comprising;

#### ENTRANCE HALL

2'7" x 14'1"

A timber entrance door. Timber effect laminate flooring. One central heating radiator.

#### BATHROOM

4'8" x 8'0"

A modern white suite comprising a shower cubicle with a mains fed shower, a vanity wash hand basin with storage under and a low flush WC. Timber effect laminate flooring. Chrome heated towel rail.

#### HALLWAY

7'3" x 17'2" max.

Coving to the ceiling. One central heating radiator.

#### BEDROOM

12'7" x 16'6"

To the rear elevation. Fitted recessed wardrobes to either side of the chimney breast. Coving to the ceiling. One central heating radiator.

#### LOUNGE

18'7" x 12'11"

Coving to the ceiling. One central heating radiator.

#### KITCHEN

13'9" x 7'3"

A modern range of base and wall units having white high gloss laminate fronts and laminated worktops. The units incorporate a stainless steel single drainer sink, a four ring electric hob with an electric oven under and a stainless steel cooker hood over. Plumbing for an automatic washing machine. Storage cupboard. Further storage cupboard housing the gas central heating boiler. Karndean flooring. One central heating radiator.

#### OUTSIDE

There is an allocated parking space in the car park to the rear of Dunhill Court for 150a. Lockable store room.

#### LEASEHOLD INFORMATION

There are 990 years remaining on the lease. The monthly service charge £25. (£300 per year).

First Floor







