



6 Whitley Farm Close, Whitley, Goole, DN14 0GL

£175,000

EPC: D

Located in a modern development with easy access to the M62 motorway at J34 is this two bedroom end of town house. The property would make a fantastic starter home and includes an entrance hall, lounge, kitchen ground floor WC, landing two bedrooms, en-suite to the master and a house bathroom. Outside there are gardens to the front and rear, a driveway and attached brick built garage to the side and views to the rear overlooking the park. Viewing is highly recommended of this beautifully presented property.

- Modern end town house
- Two bedrooms - ensuite to the master bedroom
- House bathroom
- Ideal starter home
- Great access to the M62 at J34
- Located in modern development
- Driveway and attached brick built garage
- Enclosed rear garden
- Overlooks the park to the rear
- Viewing highly recommended

DESCRIPTION

This beautifully presented end town house incorporates gas central heating (calor gas), uPVC double glazing and a security alarm and offers modern two bedroom accommodation comprising;

ENTRANCE HALL

5'6" x 6'7" max.

Composite entrance door. Stair way leading to the first floor. Covings to the ceiling. One central heating radiator.

LOUNGE

9'9" x 15'4" max.

Under stairs storage cupboard. Timber effect laminate flooring. Covings to the ceiling. One central heating radiator.

KITCHEN

13'2" x 11'2" max.

A range of modern fitted base and wall units having shaker style fronts with laminated worktops and tiled work surrounds. The units incorporate a stainless steel one and half bowl single drainer sink, a four ring induction hob with a NEFF electric oven under and a stainless steel cooker hood and splash back over. Plumbing for a dishwasher. Cupboard housing the gas central heating boiler. Tiled floor. One central heating radiator. uPVC door leads into the rear garden.

W.C.

6'11" x 3'9"

A modern white suite comprising a wash hand basin and a low flush WC. Tiled floor to match the kitchen. One central heating radiator.

LANDING

3'6" x 6'1"

Loft access.

BEDROOM ONE

13'10" x 10'1" max.

To the front elevation. Over stairs storage cupboard housing the hot water cylinder. Covings to the ceiling. One central heating radiator.

EN-SUITE SHOWER ROOM

5'2" x 4'11"

A modern white suite comprising a shower cubicle with a mains fed shower over, a wash hand basin and a low flush WC. One central heating radiator.

BEDROOM TWO

7'5" x 12'11" max.

To the rear elevation. Covings to the ceiling. One central heating radiator.

BATHROOM

5'4" x 9'0"

A modern white suite comprising a bath with a shower fitment to the bath taps, a wash hand basin and a low flush WC with a tiled surround. Tiled floor. One central heating radiator.

GARAGE

13'7" x 9'0"

An attached brick built garage with a metal roller vehicular door to the front and a uPVC personnel door to the rear. Light and power. Plumbing for an automatic washing machine.

GARDENS

To the front of the property there is a lawned garden with a paved pathway that leads to the front entrance door. A driveway provides off street parking and access to the attached garage. A shared pathway with the neighbouring residents of 8 and 10 leads along the side of the garage to provide individual access into the rear gardens of each property through a timber gate.

To the rear of the property the garden is fully enclosed and split into two levels, firstly there is a paved seating area with steps that lead down to an artificial lawned garden with established borders filled with flowers and plants. The rear garden adjoins the park.

Ground Floor



First Floor







