



16 Grange Road, Goole, DN14 6SY

£105,000

EPC: D

****NO UPWARD CHAIN**** This mature mid terrace house is located in a well established residential area and offers two bedroom accommodation. The property requires a programme of refurbishment works but has potential to be a fantastic starter home or investment opportunity. Viewing highly recommended to appreciate the potential on offer.

- Mature mid terrace house
- Two bedrooms
- Requires refurbishment
- Fantastic starter home
- Great investment opportunity
- Gas central heating
- Fitted kitchen
- Enclosed rear garden
- Viewing highly recommended
- No upward chain

DESCRIPTION

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

ENTRANCE HALL

4'3" x 4'10"

Timber entrance door. Stair way leading to the first floor. One central heating radiator.

LOUNGE

11'11" x 12'11" max.

The measurements plus the depth of the bay window. A timber fire surround housing an electric fire. Coving to the ceiling. One central heating radiator.

DINING KITCHEN

8'2" x 15'1"

A range of fitted base and wall units having 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. One central heating radiator. Timber door leads into the rear garden.

LANDING

2'10" x 5'10"

Loft access. One central heating radiator.

BEDROOM ONE

12'1" x 12'6"

To the front elevation. Cupboard housing the gas central heating boiler. Over stairs storage cupboard, One central heating radiator.

BEDROOM TWO

8'10" x 8'10"

To the rear elevation. One central heating radiator.

BATHROOM

5'10" x 5'10"

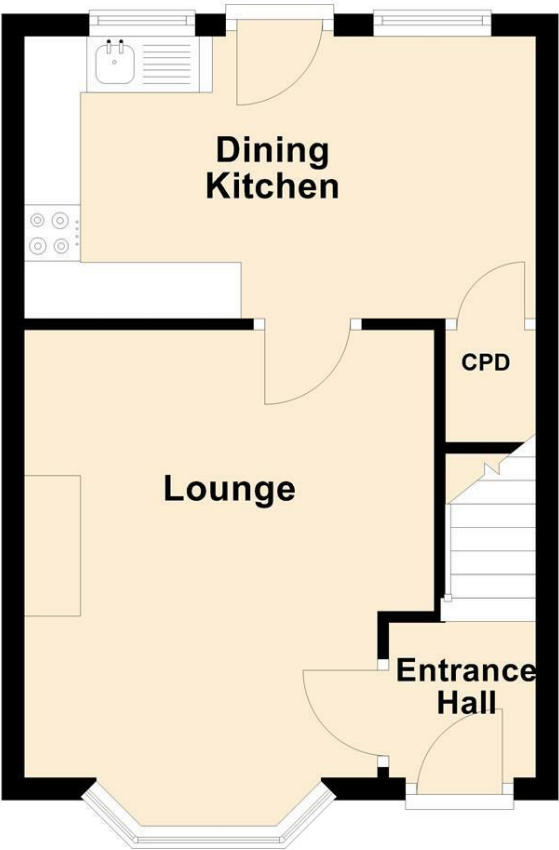
A white suite comprising a bath with a mains fed shower over, a pedestal wash hand basin and a low flush WC with a tiled surround. One central heating radiator.

GARDENS

To the front of the property there is a lawned garden with a concrete path which leads to the front entrance door and extends along the shared passageway between 16 & 14 Grange Road to the rear. A timber gate provides access into the rear garden.

To the rear of the property the garden is fully enclosed with a paved seating area and gravelled borders.

Ground Floor



First Floor

