



47 Westfield Avenue, Goole, DN14 6LB

£185,000

EPC: E

****NO UPWARD CHAIN**** This traditional bay fronted semi detached house is located in a well established residential area and offers good size family accommodation and a good size rear garden. The property provides three bedroom accommodation, all with fitted wardrobes, two reception rooms, and while needing some internal updating has the potential to be a fantastic family home. Viewing is highly recommended to appreciate the property and gardens on offer.

- Traditional bay fronted semi detached house
- Three bedrooms
- Two reception rooms
- Fitted kitchen
- Gas central heating
- uPVC double glazing
- Some internal updating required
- Good size rear garden
- Viewing highly recommended
- No upward chain

DESCRIPTION

This traditional bay fronted semi detached house incorporates gas central heating and uPVC double glazing and offers three bedroom accommodation comprising;

ENTRANCE HALL

4'4" x 10'8"

uPVC entrance door. Stair way leading to the first floor. Coving to the ceiling. One central heating radiator.

DINING ROOM

11'1" x 12'5"

The measurements plus the depth of the bay window to the front elevation. A brick fire surround with a tiled hearth housing a gas fire. Coving to the ceiling. One central heating radiator.

LIVING ROOM

12'6" x 13'10"

A white fire surround with a marble inset and hearth housing a gas fire. uPVC French doors lead into the rear garden. Coving to the ceiling. One central heating radiator.

KITCHEN

7'11" x 13'5"

A traditional 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. Coving to the ceiling. One central heating radiator. uPVC side entrance door.

LANDING

14'8" x 5'6"

Coving to the ceiling.

BEDROOM ONE

12'5" x 11'3"

To the front elevation. Fitted wardrobes along one wall with overhead storage cupboards. One central heating radiator.

BEDROOM TWO

10'11" x 10'9"

To the rear elevation. Fitted wardrobes along one wall with overhead storage cupboards. One central heating radiator.

BEDROOM THREE

8'7" x 10'9"

To the front elevation. Fitted wardrobes along one wall with overhead storage cupboards. One of the wardrobes houses the gas central heating boiler. Loft access which is boarded and has lighting. One central heating radiator.

BATHROOM

8'0" x 6'8"

A white suite comprising a bath with a mains fed shower over, a 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 concrete surface driveway providing off street parking enclosed by metal gates. A separate metal gate provides personnel access to the front of the property. A gate to the side leads along the right hand side of the property into the rear garden.

To the rear of the property there is a good size fully enclosed rear garden which is laid to lawn with well established flower beds and a concrete pathway that leads to the bottom of the garden. There is a paved seating area to the immediate rear of the property. Timber garden shed with light and power.

Ground Floor



First Floor







