



7 Field House Villas, Swinefleet Road, Goole, DN14 5TW

£155,000

EPC:

****IDEAL INVESTMENT OPPORTUNITY**** This three mature mid terrace house has been converted into three self contained one bedroom flats. All three flats are currently tenanted and generate a gross annual income of £15,600. Viewing is highly recommended to appreciate the investment potential on offer.

- ****ATTENTION LANDLORDS****
- Mature mid terrace house
- Converted into three self contained flats
- All 3 flats provide one bedroom accommodation
- All 3 flats are currently tenanted
- Generating an annual income of £15,600
- Fantastic investment opportunity
- Within walking distance of the local shops
- Shared rear yard
- Block built garage at the rear

COMMUNAL ENTRANCE

4'0" x 14'0"

uPVC entrance door. Doorway to Flat 1. Stairway leading up to Flats 2 & 3.

FLAT 1 - GROUND FLOOR

LIVING ROOM

13'3" x 14'11"

A fire surround. Recessed storage cupboard. Cupboard housing the gas central heating boiler. Timber effect laminate flooring. One central heating radiator.

BEDROOM

11'11" x 14'0"

The measurements plus the bay window to the rear elevation. Timber effect laminate flooring. Coving to the ceiling. One central heating radiator.

KITCHEN

10'1" x 7'3"

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

BATHROOM

4'8" x 7'3"

A white suite comprising a shower cubicle with an electric shower, a vanity wash hand basin with storage under and a low flush WC. One central heating radiator.

FIRST FLOOR - LANDING

7'4" x 18'11"

uPVC door leads to the external stair case that provides access for Flats 2 & 3 into the shared rear yard. Stairway leading to the second floor. One central heating radiator.

FIRST FLOOR - FLAT 2

BATHROOM

7'4" x 7'1"

Located on the first floor landing. A white suite comprising a shower cubicle with an electric shower, a wash hand basin and a low flush WC. Cupboard housing the gas central heating boiler. One central heating radiator.

KITCHEN

15'1" x 10'5"

A range of fitted base and wall units having laminated worktops and tiled work surrounds. The units incorporate a stainless steel single drainer sink, a four ring electric hob with a electric oven under and stainless steel cooker hood over. Plumbing for an automatic washing machine. Recessed storage cupboard. One central heating radiator.

LOBBY

2'7" x 3'1"

LIVING ROOM

8'8" x 14'1"

To the front elevation. One central heating radiator.

BEDROOM

14'0" x 7'3"

To the front elevation. One central heating radiator.

SECOND FLOOR - LANDING

5'3" x 9'1"

uPVC window to the rear elevation.

SECOND FLOOR - FLAT 3

ENTRANCE HALL

5'5" x 9'11"

Built in storage cupboard. Timber effect laminate flooring. One central heating radiator.

KITCHEN

9'8" x 10'7" max.

A range of fitted base and wall units having laminated worktops and tiled work surrounds. The units incorporate a stainless steel single drainer sink, a four ring electric hob with a electric oven under and stainless steel cooker hood over. Plumbing for an automatic washing machine. Timber effect laminate flooring. Wall mounted gas central heating boiler. One central heating radiator.

LIVING ROOM

14'0" x 9'7"

To the front elevation. Timber effect laminate flooring. One central heating radiator.

BEDROOM

14'0" x 6'6"

To the front elevation. Timber effect laminate flooring. One central heating radiator.

BATHROOM

4'9" x 8'1"

A white suite comprising a shower cubicle with an electric shower, a wash hand basin and a low flush WC. Loft access. One central heating radiator.

OUTSIDE

There is a buffer garden to the front which provides access to the front entrance door, enclosed by a brick wall and metal gate.

To the rear there is a shared concrete surface yard with a timber gate that leads onto the rear service road.

GARAGE

20'2" x 12'0"

Block built garage with a timber rear personnel door. There are timber vehicular doors that lead onto the rear service road, which are currently secured by fencing.

BUYERS NOTE

Please note the photographs used for the advertisement have been provided by the seller from when the property was vacant. To confirm all 3 flats are currently occupied by tenants.

Ground Floor - Flat 1



First Floor - Flat 2



Second Floor - Flat 3







