



31 Westfield Square, Goole, DN14 6QR

£115,000

EPC: E

****NO UPWARD CHAIN**** This three bedroom mid terraced house is located in a well established residential area. The property would make a fantastic starter home or investment property and a viewing is highly recommended to appreciate the potential on offer. The property requires a programme of updating works but has the potential to be a great property which includes fully enclosed and well maintained gardens to the front and rear.

- Mature mid terrace house
- Three bedrooms
- Requires updating
- Dining kitchen
- Great starter home
- Fantastic investment opportunity
- Located in a well established residential area
- Lawned gardens to the front and rear
- Viewing highly recommended
- ****NO UPWARD CHAIN****

DESCRIPTION

This mature mid terrace house incorporates gas central heating (back boiler), uPVC double glazing and a security alarm and offers three bedroom accommodation comprising;

ENTRANCE HALL

4'2" x 4'3"

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

LOUNGE

13'11" x 13'3"

A timber fire surround with a marble inset and hearth housing a gas fire (with back boiler). Under stairs storage cupboard. Coving to the ceiling. One central heating heating radiator.

DINING KITCHEN

7'10" x 16'6"

A range of fitted base and wall units having laminated worktops and tiled work surrounds. The units incorporate a stainless steel one and a half bowl single drainer sink and a cooker hood. Plumbing for an automatic washing machine. Tiled floor. Coving to the ceiling. One central heating heating radiator. uPVC door leads into the rear garden.

LANDING

10'7" x 2'10"

Loft access. Coving to the ceiling.

BEDROOM ONE

13'3" x 12'5"

To the front elevation. Airing cupboard housing the hot water cylinder. Coving to the ceiling. One central heating heating radiator.

BEDROOM TWO

10'0" x 9'6"

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

BEDROOM THREE

10'6" x 6'2"

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

BATHROOM

12'1" x 8'4" max.

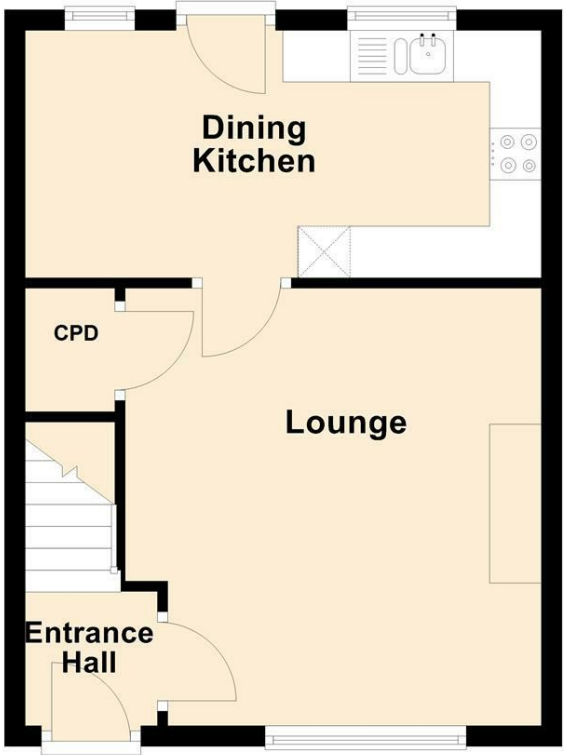
A white suite comprising a panelled bath with a shower fitment to the bath taps, a wash hand basin and a low flush WC with a tiled surround. Over stairs storage cupboard. Tiled floor. One central heating heating radiator.

GARDENS

To the front of the property there is a lawned garden and concrete pathway which leads to the front entrance door. The garden is enclosed by a timber garden gate. A covered passageway to the left hand side of the property leads into the rear garden and is enclosed by a gate at either end.

To the rear of the property the garden is fully enclosed and mainly laid to lawn with a concrete pathway and seating area.

Ground Floor



First Floor

