



164 Boothferry Road, Goole, DN14 6AH

£165,000

EPC: D

Requiring a programme of updating is this period mid terraced house located in a prominent position in the town centre. Offering 5-6 bedrooms the property offers substantial accommodation set over three floors. A viewing is highly recommended to appreciate the potential on offer. Marketed with no upward chain.

- Large period terraced house
- Prominent town centre location
- 5-6 bedrooms
- Substantial accommodation
- Set over three floors
- Three reception rooms
- Enclosed rear garden
- Brick built outbuildings
- Viewing highly recommended
- No upward chain

DESCRIPTION

This large period terraced house incorporates majority uPVC double glazing and offers substantial 5-6 bedroom accommodation set over three floors comprising;

PORCH

3'6" x 4'5"

uPVC entrance door.

HALL

6'1" x 24'4" max.

Timber glazed door with stained glass panels. Stair way leading to the first floor. Under stairs storage cupboard. Coving to the ceiling.

LOUNGE

14'8" x 13'11"

The measurements plus the depth of the bay window. A timber fire surround housing a gas fire. Coving to the ceiling.

LIVING ROOM

13'0" x 17'8" max.

Timber glazed French doors to the rear of the property. A tiled fire surround and hearth housing a gas fire. Coving to the ceiling.

BREAKFAST ROOM

12'11" x 12'11"

A timber fire surround with a marble inset and hearth housing a gas fire. Coving to the ceiling.

KITCHEN

9'5" x 12'11"

A range of traditional base and wall units having laminated worktops and tiled work surrounds. The units incorporate a stainless steel twin sink and single drainer. Plumbing for an automatic washing machine. Wall mounted gas boiler which provides the hot water. Coving to the ceiling. Timber door to the rear garden,

LANDING

18'7" x 6'0"

Stair way to the second floor. Coving to the ceiling.

HALLWAY

11'8" x 6'5" max.

Loft access.

BEDROOM THREE

12'11" x 11'1"

To the rear elevation. Wall mounted gas heater. Coving to the ceiling.

BATHROOM

7'5" x 9'4"

A white suite comprising an enamel bath, a wash hand basin and a shower cubicle with a mains fed shower and tiled interior. Walls tiled to half height. Coving to the ceiling.

W.C.

3'1" x 5'10"

A white low flush WC.

BEDROOM ONE

14'1" x 13'11"

To the front elevation. The measurements plus the depth of the bay window. A tiled fire surround.

BEDROOM TWO

14'0" x 13'0"

To the rear elevation. Recessed storage cupboard. Wall mounted gas heater. Coving to the ceiling.

DRESSING ROOM/OFFICE

9'3" x 5'1"

To the front elevation.

LANDING

6'0" x 14'1"

Roof window.

BEDROOM FOUR

19'7" x 14'4"

To the front elevation. The measurements plus the depth of the bay window. A cast iron fire grate

BEDROOM FIVE

13'1" x 14'1"

To the rear elevation. A cast iron fire grate.

GARDEN STORE

7'4" x 6'0"

Brick built garden store with a timber door.

W.C.

3'0" x 6'0"

Housing a white low flush WC.

OUTSIDE

To the front of the property there is a small buffer garden enclosed by a brick wall and metal gate.

To the rear of the property there is a fully enclosed and well established garden with a paved seating area. A timber gate provides access onto the rear service road.

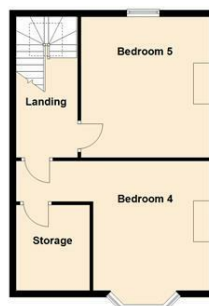
Ground Floor
Approx. 84.7 sq. metres (911.3 sq. feet)



First Floor
Approx. 78.9 sq. metres (848.9 sq. feet)



Second Floor
Approx. 49.7 sq. metres (534.6 sq. feet)



Total area: approx. 213.2 sq. metres (2295.0 sq. feet)





