



5 River Close, Goole, DN14 5LL

£199,950

EPC: D

**\*\* No Upward Chain \*\*** Requiring a full programme of updating and refurbishment works is this bay fronted semi detached house. Located in a quiet cul-de-sac overlooking the River bank to the rear, the property offers three bedroom accommodation which has the potential to be a fantastic family home. The property benefits from a driveway, detached garage and gardens to the front and rear.

- Bay fronted semi detached house
- Three bedrooms
- Full refurbishment required
- Two reception rooms
- Potential to be a fantastic family home
- Overlooks the river bank to the rear
- Driveway and detached garage
- Located in a small quiet cul-de-sac
- Gardens to the front and rear
- No upward chain

#### DESCRIPTION

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

#### ENTRANCE HALL

5'10" x 14'10"

Aluminium framed glazed front entrance door. Stair way leading to the first floor. Coving to the ceiling. One central heating radiator.

#### LIVING ROOM

10'10" x 12'10"

The measurements plus the depth of the bay window. Tiled fire surround. Coving to the ceiling. One central heating radiator.

#### DINING ROOM

13'5" x 12'11" max.

uPVC French doors to the rear garden. Coving to the ceiling. One central heating radiator.

#### KITCHEN

13'10" x 8'11" max.

A range of fitted base and wall units having laminated worktops and fully tiled walls. The units incorporate a stainless steel single drainer sink and a four ring gas hob. Integrated double oven. Plumbing for an automatic washing machine. Under stairs storage cupboard. One central heating radiator. uPVC side door leads to the rear of the property.

#### LANDING

7'9" x 8'1"

Loft access.

#### BEDROOM ONE

11'2" x 12'3"

To the front elevation. The measurements plus the depth of the bay window. Fitted wardrobes along one wall with sliding doors. Coving to the ceiling. One central heating radiator.

#### BEDROOM TWO

11'3" x 12'3" max.

To the rear elevation. A fitted wardrobe with sliding doors. Coving to the ceiling. One central heating radiator.

#### BEDROOM THREE

7'10" x 7'4"

To the front elevation. Over stairs storage cupboard. One central heating radiator.

#### BATHROOM

5'4" x 7'8"

A white suite comprising a bath and a vanity wash hand basin with storage under. Tiled walls. Cupboard housing the gas central heating boiler fitted October 2025. One central heating radiator.

#### W.C.

2'8" x 5'0"

A white low flush WC. Tiled walls and floor.

#### GARAGE

20'1" x 12'1"

(Measured externally). Concrete sectional garage with a metal up and over vehicular door to the front and a timber personnel door to the side.

#### GARDENS

To the front of the property the garden is laid to lawn with a concrete surface driveway providing off street parking and access to the garage. A gate leads provides access into the rear garden.

To the rear of the property the garden is fully enclosed and mainly laid to lawn with mature shrubs and bushes, and a covered seating area.

## Ground Floor

Approx. 49.5 sq. metres (533.2 sq. feet)



Total area: approx. 93.7 sq. metres (1008.3 sq. feet)

## First Floor

Approx. 44.1 sq. metres (475.1 sq. feet)







