



42 Westfield Square, Goole, DN14 6QR

£125,000

EPC: D

**\*\*NO UPWARD CHAIN\*\*** This three bedroom mid terrace house is located in a well established residential area and would make a fantastic starter home or excellent investment opportunity. The property requires some internal updating, but has the potential to be a fantastic home, with the benefit of a driveway to the front and a fully enclosed garden to the rear. Early viewing is highly recommended.

- **\*\*NO UPWARD CHAIN\*\***
- Mature mid terrace house
- Three bedrooms
- Some updating required
- Gas central heating (combi boiler)
- Fitted dining kitchen with integrated oven and hob
- Located in well established residential area
- Fully enclosed garden to rear
- Driveway to the front
- Early viewing recommended

#### DESCRIPTION

This three bedroom mid terrace house incorporates gas central heating and UPVC double glazing and offers three bedroom accommodation comprising;

#### ENTRANCE HALL

4'3" x 4'5"

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

#### LOUNGE

13'11" x 13'11" max.

Under stairs storage cupboard. One central heating radiator.

#### DINING KITCHEN

9'6" x 17'3"

A range of traditional base and wall units having laminated worktops and tiled work surrounds. The units incorporate a one and half bowl single drainer sink, a four ring ceramic hob with an electric oven under and a concealed cooker hood over. Plumbing for an automatic washing machine. Tiled floor to the kitchen. Wall mounted gas central heating boiler. Coving to the ceiling. One central heating radiator. uPVC door provides access to the rear garden.

#### LANDING

7'8" x 6'10" max.

Loft access.

#### BEDROOM ONE

11'6" x 10'10" max.

To the front elevation. Fitted wardrobes. Airing cupboard. Coving to the ceiling. One central heating radiator.

#### BEDROOM TWO

12'1" x 9'5"

To the rear elevation. Fitted wardrobe. One central heating radiator.

#### BEDROOM THREE

7'6" x 8'0"

To the rear elevation. One central heating radiator.

#### BATHROOM

8'11" x 5'11" max.

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

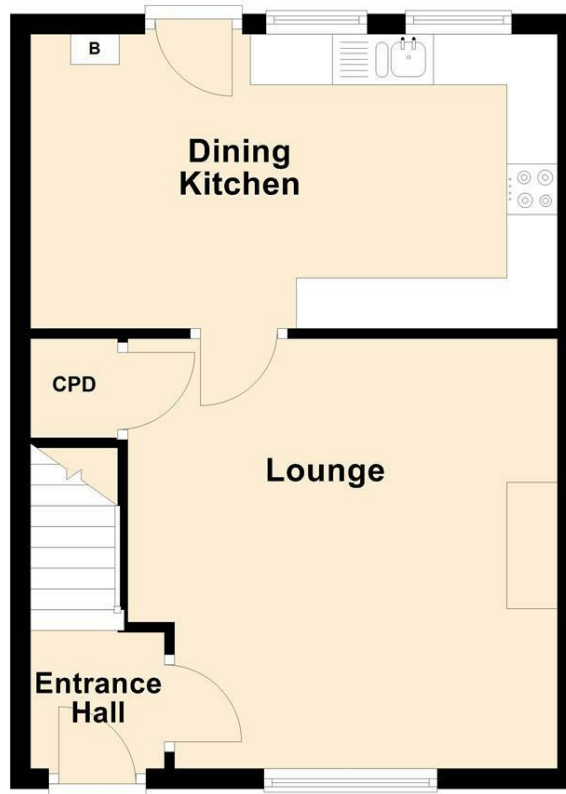
#### GARDENS

To the front of the property there is a paved driveway with red brick edges and gravelled inserts providing off street parking. A shared, gated passageway with No 42 provides access into the rear garden.

To the rear of the property the garden is fully enclosed with a paved patio, a lawned garden with slate chipped borders and pathway.

## Ground Floor

Approx. 37.8 sq. metres (407.3 sq. feet)



Total area: approx. 75.7 sq. metres (814.6 sq. feet)

## First Floor

Approx. 37.8 sq. metres (407.3 sq. feet)

