



**41 George Street, Snaith, Goole, DN14 9HZ  
£170,000**

**EPC: D**

**\*\*NO UPWARD CHAIN\*\*** This three bedroom mid terrace house is located in the market town of Snaith within walking distance of the town centre, shops, schools and public transport links. The property requires some internal refurbishment, however has the potential to be a fantastic family home. A viewing is highly recommended to appreciate the potential on offer.

- NO UPWARD CHAIN
- Mature mid terrace house
- Three bedrooms
- Bathroom with shower cubicle and slipper bath
- Two reception rooms
- Fitted kitchen
- Cellar
- Within walking distance of the town centre
- Enclosed rear garden
- Viewing highly recommended

#### DESCRIPTION

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

#### LOUNGE

15'1" x 12'6"

uPVC entrance door. A cast iron open fire grate with a timber fire surround. Stair way leading to the first floor. Stripped and varnished floorboards. Coving to the ceiling. One central heating radiator.

#### DINING ROOM

12'0" x 12'0"

Open fire grate with a timber fire surround. Coving to the ceiling. One central heating radiator.

#### KITCHEN

11'11" x 7'2"

A range of fitted base and wall units having laminated worktops and tiled work surrounds. The units incorporate a white ceramic one and a half bowl single drainer sink, a four ring gas hob with an electric oven under and a cooker hood over. Plumbing for an automatic washing machine. Door way leads down into the cellar. One central heating radiator. uPVC glazed door leads into the rear garden.

#### LANDING

15'7" x 5'5" max.

Loft access housing the gas central heating boiler.

#### BEDROOM ONE

12'1" x 9'2"

To the front elevation. Chimney recess. Stripped and varnished floorboards. One central heating radiator.

#### BEDROOM TWO

9'4" x 11'11"

To the rear elevation. Stripped and varnished floorboards. One central heating radiator.

#### BEDROOM THREE

5'9" x 9'3"

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

#### BATHROOM

12'3" x 6'9"

A white suite comprising a free standing slipper bath with a tiled surround, a wash hand basin and a low flush WC. Shower cubicle with a mains fed shower. White heated towel rail.

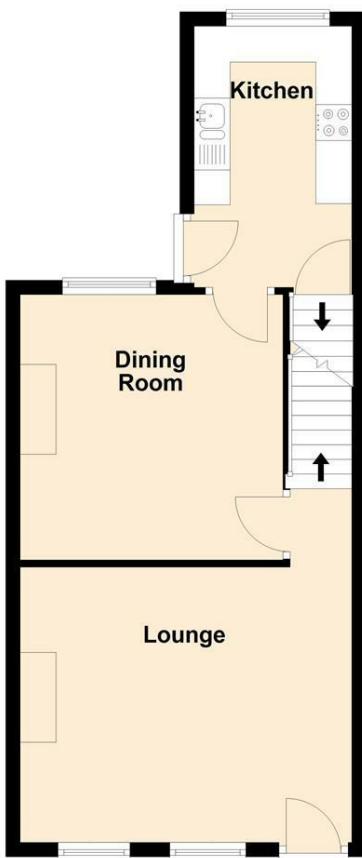
#### GARDENS

To the front of the property there is a small buffer garden that leads to the front entrance door enclosed by a brick garden wall and metal gate.

To the rear of the property there is a fully enclosed garden which is mainly laid to lawn with a paved seating area.

## Ground Floor

Approx. 43.4 sq. metres (467.1 sq. feet)



Total area: approx. 86.8 sq. metres (934.3 sq. feet)

## First Floor

Approx. 43.4 sq. metres (467.1 sq. feet)







