



**4 Church View Doncaster Road, Whitley, Goole, DN14 0HS
£140,000**

EPC: E

****NO UPWARD CHAIN**** This three bedroom extended end terraced house with a driveway, garage and garden would make a fantastic starter home or investment property. Located in the village of Whitley with excellent access to the M62 at J34 and the A19. A viewing is highly recommended to appreciate the location and property on offer.

- **NO UPWARD CHAIN**
- Extended end terraced house
- Three first floor bedrooms
- Lounge with log burner
- Modern fitted kitchen
- Ground floor bathroom
- Enclosed rear garden
- Driveway and detached garage to side
- Great starter home or investment property
- Excellent commuter links

DESCRIPTION

This extended end terrace house incorporates oil fired central heating, uPVC double glazing and a security camera, offers three bedroom accommodation comprising;

LOUNGE

12'0" x 11'11"

Composite entrance door. A chimney recess housing a log burner with a timber mantle over and a tiled hearth. Coving to the ceiling. One central heating radiator.

KITCHEN

12'0" x 11'5" max.

A modern fitted kitchen with white high gloss fronts having laminated worktops and tiled work surrounds. The units incorporate a stainless steel sink and drainer, a four ring electric hob with a double oven under and a stainless steel cooker hood over.

Integrated fridge. Cupboard housing the oil fired central heating boiler. Under stairs storage cupboard. Stair way leading to the first floor. Vertical radiator.

LOBBY

3'5" x 7'0"

Composite side entrance door. Storage cupboard.

BATHROOM

6'4" x 5'2"

A modern white suite with a corner shower cubicle and a gravity fed digital power shower, a vanity unit housing the wash hand basin and a back to wall pan WC with a concealed cistern and soft close seat, with storage under. Zehnder smart technology extractor fan. Tiled floor. Vertical radiator.

LANDING

8'5" x 2'6"

Coving to the ceiling.

BEDROOM ONE

11'10" x 12'0"

To the front elevation. One central heating radiator.

BEDROOM TWO

6'6" x 12'6"

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

BEDROOM THREE

9'2" x 5'11"

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

GARAGE

17'8" x 8'5"

(Measured externally). A detached concrete sectional garage with a metal up and over vehicular door and timber side personnel door.

OUTSIDE

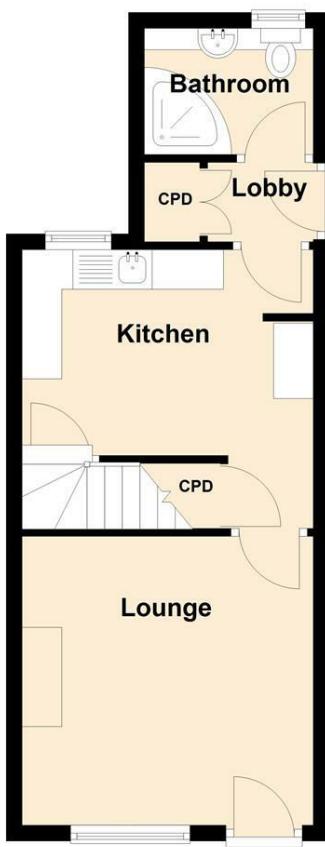
To the front of the property there is a paved buffer garden which provides access to the front entrance door.

To the side there is a paved driveway which provides off street parking and access to the detached garage. A timber gate provides access to the rear of the property.

To the rear of the property there is an enclosed garden with paved seating, a lawned area, and gravel with mature trees, shrubs and bushes. The garden adjoins a field to the side and rear. There is a pedestrian right of access along the rear of No4 in favour of the neighbouring residents (No1-3) to allow bin access. The oil storage tank is located at the back of the garage.

Ground Floor

Approx. 32.6 sq. metres (351.0 sq. feet)



Total area: approx. 63.2 sq. metres (680.3 sq. feet)

First Floor

Approx. 30.6 sq. metres (329.3 sq. feet)





