



17 Weeland Villas, Snaith, Goole, DN14 9JU

£165,000

EPC:

**\*\*NO UPWARD CHAIN\*\*** Requiring a programme of updating is this mature mid terrace house located in a prominent position in the popular market town of Snaith. The property offers three bedroom accommodation and huge potential to be a fantastic family home, located within walking distance of the local schools and amenities. Viewing is highly recommended.

- **\*\*NO UPWARD CHAIN\*\***
- Mature mid terrace house
- Three bedrooms
- Updating required
- Potential to be a fantastic family home
- Located within walking distance of local schools
- Good size rear garden
- Ground floor WC
- Brick built outbuilding
- Viewing highly recommended

#### DESCRIPTION

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

#### ENTRANCE HALL

6'8" x 13'1"

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

Baxi wall mounted gas heater located on the half landing.

#### LOUNGE

11'10" x 18'2"

Dual aspect room with uPVC windows to the front and rear elevations. A stone fire surround and hearth. Coving to the ceiling. One central heating radiator.

#### KITCHEN

11'5" x 12'11" max.

A range of fitted base and wall units having laminated worktops and tiled work surrounds. The units incorporate a stainless steel single drainer sink. Free standing oven. Plumbing for an automatic washing machine. Coving to the ceiling. One central heating radiator. Timber door leads into the rear porch.

#### REAR PORCH

6'11" x 4'0"

uPVC door leads into the rear garden.

#### W.C.

5'0" x 2'7"

A white high flush WC.

#### LANDING

11'3" x 6'0"

Airing cupboard housing the gas central heating boiler. Loft access. Coving to the ceiling. One central heating radiator.

#### BEDROOM ONE

8'7" x 14'11"

To the rear elevation. Over stairs storage cupboard. Coving to the ceiling.

#### BEDROOM TWO

9'8" x 11'10"

To the rear elevation. Coving to the ceiling.

#### BEDROOM THREE

8'0" x 11'10"

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

#### BATHROOM

6'2" x 6'9"

A white wash hand basin and low flush WC. A shower cubicle with an electric shower and tiled interior. Storage cupboard. One central heating radiator.

#### GARDEN STORE

7'6" x 10'11"

A brick built store with light and power.

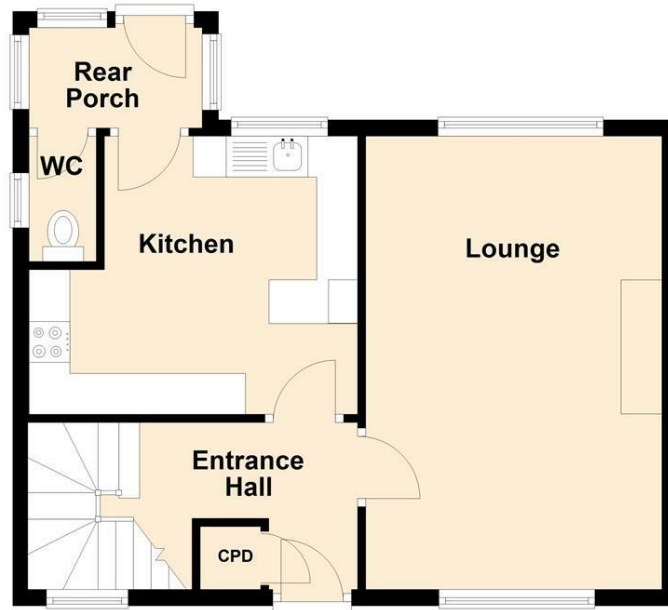
#### GARDENS

To the front of the property there is a lawned garden and a concrete pathway which leads to the front entrance door and extends along the shared passageway with the neighbouring property to the rear garden.

To the rear of the property the garden is fully enclosed with a lawned garden with planted borders, a concrete seating area and brick raised planters filled with gravel. Two timber garden sheds. Aluminium framed greenhouse.

## Ground Floor

Approx. 45.8 sq. metres (492.7 sq. feet)



Total area: approx. 91.5 sq. metres (985.2 sq. feet)

## First Floor

Approx. 45.7 sq. metres (492.4 sq. feet)

