



25 George Street, Snaith, DN14 9HY

£210,000

EPC: D

**\*\*NO UPWARD CHAIN\*\*** This mature end terrace house is located in the market town of Snaith and has the added benefit of having a good size garden that lies to the side and rear of the property. Offering three bedroom accommodation, the property is in need of internal updating but offers lots of potential to be great home in a wonderful location close to local amenities and schools . A viewing is highly recommended to appreciate the opportunities on offer.

- **\*\*NO UPWARD CHAIN\*\***
- Mature end terrace house
- Three bedrooms
- Updating required
- Good size garden to the side and rear
- Ideally located for the schools and amenities
- Vehicular access with hard standing and garage
- New gas boiler installed Summer 2025
- Lots of potential on offer
- Viewing highly recommended

#### DESCRIPTION

This mature end terrace house incorporates gas central heating (new boiler Summer 2025) and uPVC double glazing and offers three bedroom accommodation comprising;

#### ENTRANCE HALL

6'2" x 11'8"

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

#### DINING ROOM

11'11" x 12'7"

A tiled fire surround and hearth with an open fire grate. One central heating radiator.

#### LOUNGE

11'4" x 12'7"

Wall mounted fire. Coving to the ceiling. One central heating radiator.

#### KITCHEN

17'1" x 6'6"

A range of traditional base and wall units having laminated worktops and tiled work surrounds. The units incorporate a stainless steel single drainer sink, a four ring electric hob with an oven under and a cooker hood over. Under stairs storage cupboard/pantry. One central heating radiator. uPVC door leads into the rear garden.

#### LANDING

2'11" x 9'10"

Over stairs storage cupboard. Loft access.

#### BEDROOM ONE

11'11" x 12'7"

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

#### BEDROOM TWO

11'3" x 12'6"

Recess storage cupboard housing the gas central heating boiler (installed Summer 2025). Coving to the ceiling. One central heating radiator.

#### BEDROOM THREE

6'1" x 7'3"

To the front elevation. One central heating radiator.

#### BATHROOM

6'1" x 6'8"

A coloured suite comprising a bath with an electric shower over, a wash hand basin and a low flush WC. Walls tiled to half height. Coving to the ceiling. One central heating radiator.

#### GARAGE

8'11" x 18'6"

A detached concrete sectional garage with double timber doors to the front.

#### GARDENS

Standing within a good size plot with generous lawned gardens to the side and rear of the property. Double timber gates provide vehicular access from George Street onto a hard standing area providing off street parking and extends towards the garage. There is a separate timber personnel gate which leads into the rear garden.

The garden comprises a substantial lawned area, a paved patio, various mature trees, an aluminium framed greenhouse and a potting shed.

To the right hand side of the garden there is a shared passageway with the neighbouring property that provides pedestrian access onto George Street.

## Ground Floor

Approx. 45.0 sq. metres (484.6 sq. feet)



Total area: approx. 86.7 sq. metres (933.1 sq. feet)

## First Floor

Approx. 41.7 sq. metres (448.5 sq. feet)







