



14 Thorntree Close, Goole, DN14 6LN

£195,000

EPC:

****NO UPWARD CHAIN**** This two bedroom semi detached bungalow is located in a highly sought after cul-de-sac just off Thorntree Lane. The property requires a programme of updating works however offers great potential to the new owner. A viewing is highly recommended to appreciate the location and opportunity on offer.

- ****NO UPWARD CHAIN****
- Semi detached bungalow
- Two bedrooms
- Sun room off the kitchen
- Updating required
- Lots of potential on offer
- Loft room
- Driveway and garage
- Lawned gardens to the front and rear
- Viewing highly recommended

DESCRIPTION

This two bedroom semi detached bungalow incorporates gas central heating and uPVC double glazing and offers accommodation comprising;

PORCH

5'1" x 2'9"

uPVC entrance doors.

ENTRANCE HALL

6'4" x 12'10" plus 6'3" x 3'8"

Timber glazed door. Fixed ladder provides access to the loft room. Coving to the ceiling. One central heating radiator.

LOUNGE

14'3" x 11'10"

A fire surround with a marble inset and hearth housing the back boiler which provides the hot water and heating. Coving to the ceiling. One central heating radiator.

KITCHEN

11'10" x 10'1"

A fitted kitchen with laminated worktops and tiled work surrounds. The units incorporate a cream single drainer sink, a four ring electric hob with a cooker hood over. Integrated oven. Plumbing for an automatic washing machine. Cupboard housing the hot water cylinder. Coving to the ceiling. One central heating radiator. uPVC side door.

SUN ROOM

5'4" x 12'0"

Sliding patio doors lead into the rear garden.

BEDROOM ONE

12'7" x 9'4"

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

BEDROOM TWO

13'9" x 9'4"

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

BATHROOM

6'3" x 5'6"

A white three piece suite comprising a bath with a shower fitment to the bath taps, a wash hand basin and a low flush WC. Tiled walls. Coving to the ceiling. One central heating radiator.

LOFT ROOM

12'4" x 11'3"

To the rear elevation. Built in wardrobe. Eaves storage housing the gas central heating boiler.

GARAGE

19'11" x 8'6"

A detached concrete sectional garage with a metal up and over door and a timber side door.

GARDENS

To the front of the property there is a lawned garden with mature borders. A concrete driveway provides off street parking and extends along the side of the property towards the garage.

The rear garden is mainly laid to lawn with mature borders and a paved seating area. Garden store.

Ground Floor

Approx. 73.0 sq. metres (785.6 sq. feet)



Total area: approx. 102.9 sq. metres (1107.3 sq. feet)

First Floor

Approx. 29.9 sq. metres (321.7 sq. feet)







