

15 Mount Pleasant Road, Goole, DN14 6LE
£115,000
EPC: D

NO UPWARD CHAIN This mature mid terrace house is located in a well established residential area and provides three bedroom accommodation. The property would make a great home for a First Time Buyer or a young family and a viewing is highly recommended to appreciate the property on offer.

- **NO UPWARD CHAIN**
- Mature mid terrace house
- Three bedrooms
- Ground floor bathroom
- Two reception rooms
- Ideal starter home
- Located in a well established residential area
- Gas central heating
- Enclosed rear yard
- Viewing highly recommended

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

ENTRANCE HALL
11'8" x 5'2"
uPVC entrance door. Stair way leading to the first floor. Understairs storage cupboard. Coving to the ceiling. One central heating radiator.

LOUNGE
10'3" x 11'5"
Coving to the ceiling. One central heating radiator.

LIVING ROOM
15'8" x 12'11"
A timber fire surround with a tiled insert housing an electric fire. Coving to the ceiling. One central heating radiator.

KITCHEN
9'4" x 8'9"
A range of fitted base and wall units having grey fronts and laminated worktops. The units incorporate a stainless steel one and half bowl single drainer sink, a four ring gas hob with a stainless steel cooker hood over and an electric oven under. Plumbing for an automatic washing machine. uPVC door leads to the rear of the property.

BATHROOM
8'10" x 4'7"
A white suite comprising a corner bath with a shower fitment to the bath taps and glass shower screen to the bath side, a wash hand basin and a low flush WC. One central heating radiator.

LANDING
2'7" x 8'1"
Loft access.

BEDROOM ONE
12'11" x 11'5"
To the front elevation. Over stairs storage cupboard. One central heating radiator.

BEDROOM TWO
7'4" x 13'0"
To the rear elevation. One central heating radiator.

BEDROOM THREE
8'0" x 10'0"
To the rear elevation. Wall mounted gas central heating boiler. One central heating radiator.

OUTSIDE
To the front of the property there is a small buffer front garden and to the rear an enclosed concrete yard with a timber gate which leads onto the rear service road.

Ground Floor

Approx. 48.9 sq. metres (526.8 sq. feet)



Total area: approx. 85.6 sq. metres (921.7 sq. feet)

First Floor

Approx. 36.7 sq. metres (394.9 sq. feet)





















