



**For Sale**

**4 Kingston Street, Goole**

**Offers Over £70,000**

**In need of some general maintenance!**

 **2**

 **1**

 **1**

 **0.02 ac**

 **80 sq m**

**David Leake**

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Available with no onward chain, ex-rental terraced house located in Old Goole.

The property does have signs of damp.

Benefitting from gas combi boiler and Upvc DG, the property briefly comprises, to the ground floor:

Entrance hallway, 2 good sized reception rooms and good quality oak kitchen with cooking appliances.

To the first floor are 2 double bedrooms and a good sized family bathroom fitted with a good quality white suite.

To the front is an enclosed forecourt, whilst to the rear is an enclosed courtyard with timber decking.

Council Tax Band A

Freehold.

EPC TBC

Property & Services information

Mobile Coverage: 4G coverage is available in the area - please check with your provider.

Broadband Availability: Superfast broadband (FTTC) is available in the area

Utilities: Mains gas, mains electricity and mains water connected.



**The Property Experts UK**

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 **The Property Experts**



Total area: approx. 79.5 sq. metres (855.4 sq. feet)

- In Need Of Some Maintenance
- No Chain, Ex Rental Property
- 2 Double Bedrooms
- 2 Reception Rooms
- Good Quality Oak Kitchen
- Modern White Bathroom Suite
- Gas Combi Boiler & Upvc DG
- Council Tax A, Freehold
- EPC TBC



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