



## 2 Lime Tree Gardens, Goole

£130,000

- Through Lounge
- 2 Generous Double Bedrooms
- Walking Distance Of Town Centre
- Kitchen / Diner
- Set In Just Under 0.10 Acre
- Viewing Highly Recommended
- Bathroom With Shower
- Detached Garage
- EER 36 (F)

A deceptively spacious double fronted end terrace, delivering well presented and modern internal accommodation with an extensive rear garden with single detached garage.

The property is located within a private cul-de-sac position known as Lime Tree Gardens and sits within a generous plot with potential off street parking to the front subject to planning, and with a considerably large garden for this type of property. The entirety of the plot extends to just under 0.10 acre.

The property welcomes you into an entrance hallway with access to the lounge to the left, the kitchen area to the right and stairs leading to the first floor arrangement.

The lounge is complemented by modern décor with a bay window to the front and casement window to the rear, providing ample natural light. There is a brick built fireplace, used for decorative purposes only.

The kitchen dining area enjoys a range of wall and base units to one side with solid oak work surfaces over. There is a stainless steel sink unit and drainer, and ceramic hob with extractor hood above. There is a double glazed window to the front elevation and space for appropriate dining furniture.

Over the years, the property has been extended to the rear by way of a single storey extension, forming the house bathroom. The bathroom comprises a corner bath with shower, hand wash basin and low flush wc.

To the first floor are two generously proportioned double bedrooms, each with two front and rear double glazed windows and central heating radiator.

Externally, the property is located on the outskirts on Goole, yet still within walking distance to the town centre. Lime Tree Gardens is a private cul-de-sac, made up of similar terraced properties with potential to turn the front garden into off street parking subject to planning consent to drop the front kerb. Currently the front garden is landscaped with a central path leading up to the front door.

The extensive rear garden is undoubtedly one of the main selling attributes, being laid to lawn with enclosed fenced boundaries. There is a detached single garage towards the rear of the garden with vehicular access into the land.

The property benefits from being connected all mains services. All viewings are strictly by appointment only and strong encouraged.

EER- 36 (F)

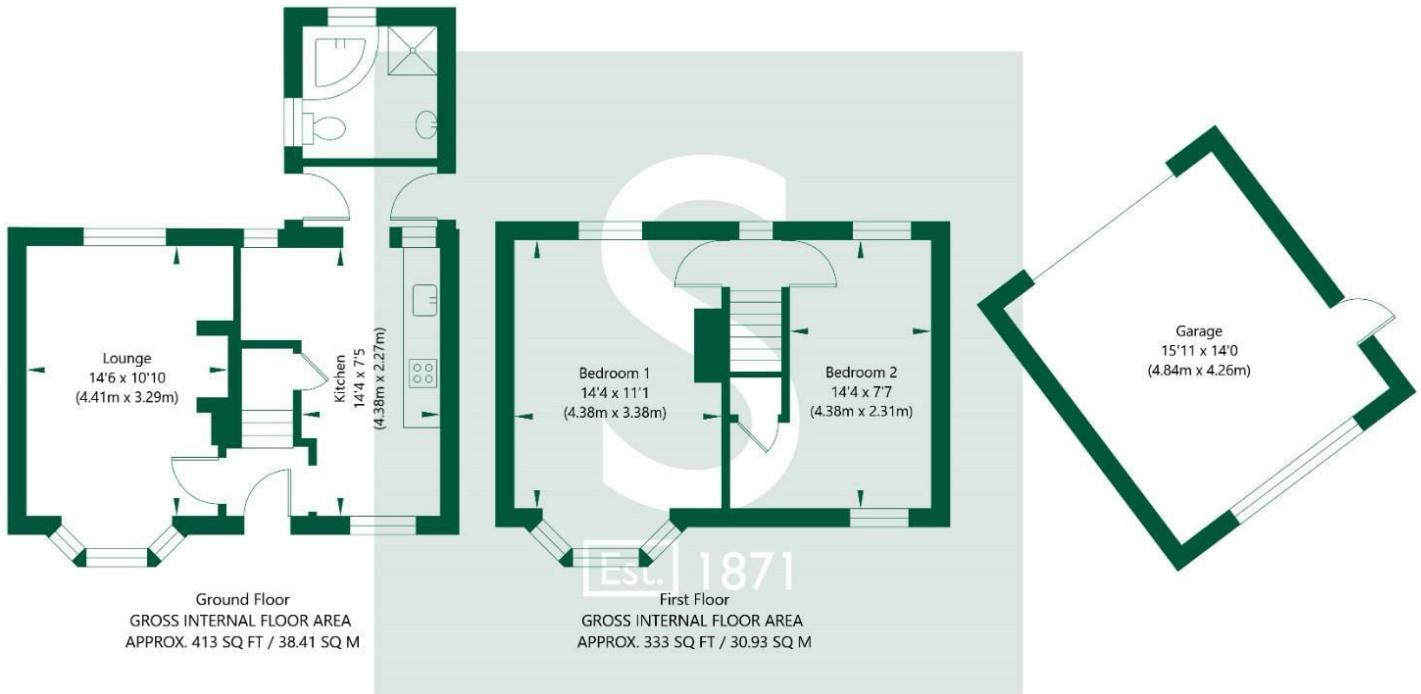
Tenure - Freehold

Council Tax - East Yorkshire Council - Band A

Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.







NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 746 SQ FT / 69.34 SQ M - (Excluding Garage)  
All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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