



Spring Gardens, Hensall, Goole

£150,000

**Stephensons**  
estate agents & chartered surveyors

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## Spring Gardens, Goole DN14 0QL

Est. 1871

£150,000

We are pleased to present an excellent opportunity to acquire this 3-bedroom mid-terrace home, extending to approximately 1,050 sq. ft., featuring a generous rear garden.

The property is in a row of terraced homes known as Spring Gardens, located off Station Road and accessed via a private driveway. Set across three floors, the property offers deceptively spacious accommodation. The ground floor comprises a kitchen and lounge, with a bedroom and house bathroom on the second floor, and two additional bedrooms on the top floor.

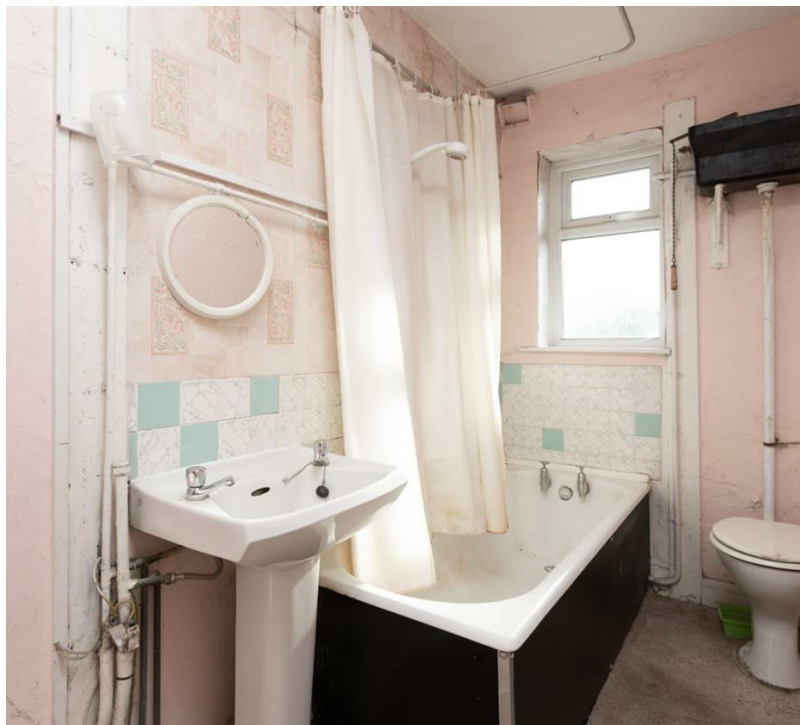
Internally, the property would benefit from a programme of renovation and remedial works to bring it up to modern living standards. The majority of the internal space is tired and dated, offering significant potential for improvement.

Upon entry, the property is accessed via a front uPVC door that leads into the kitchen. The kitchen is equipped with a range of base units, a sink unit with drainer, and a useful separate walk-in pantry. The lounge is located at the rear of the property and is a good-sized room, with a window in the rear elevation and a door leading out to the garden.

A flight of stairs leads to the first-floor landing, which provides access to the house bathroom and a double bedroom at the rear. The bathroom is in need of updating and currently includes a bath with shower attachment, pedestal hand wash basin, and a low flush WC.

A second flight of stairs leads to the top floor, where two further double bedrooms are located, both of which benefit from double-glazed





casement windows.

Externally, the property has a front garden with a brick built outbuilding and includes some additional land on the other side of the shared front accessway.

One of the key selling points of this property is the size of the generously proportioned rear garden which is enclosed on all three sides, and predominantly laid to lawn with a variety of established shrubs and trees.

Located off Station Road in the village of Hensall which is conveniently located for access to the M62/A1 motorways providing easy access to all regional centres.

The property would benefit from a programme of renovation, providing an exciting opportunity to allow the purchaser to create a home reflecting their own individual tastes.

The property is being offered for sale with vacant possession and no onward chain.

Tenure: Freehold

Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected

EPC Rating: 64 (D)

Council Tax: North Yorkshire Council Band A

Current Planning Permission: No current valid planning permissions

Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

Viewings: Strictly via the selling agent - Stephenson's Estate Agents - 01757 706707

\*Download speeds vary by broadband providers so please check with them before purchasing.

## Partners:

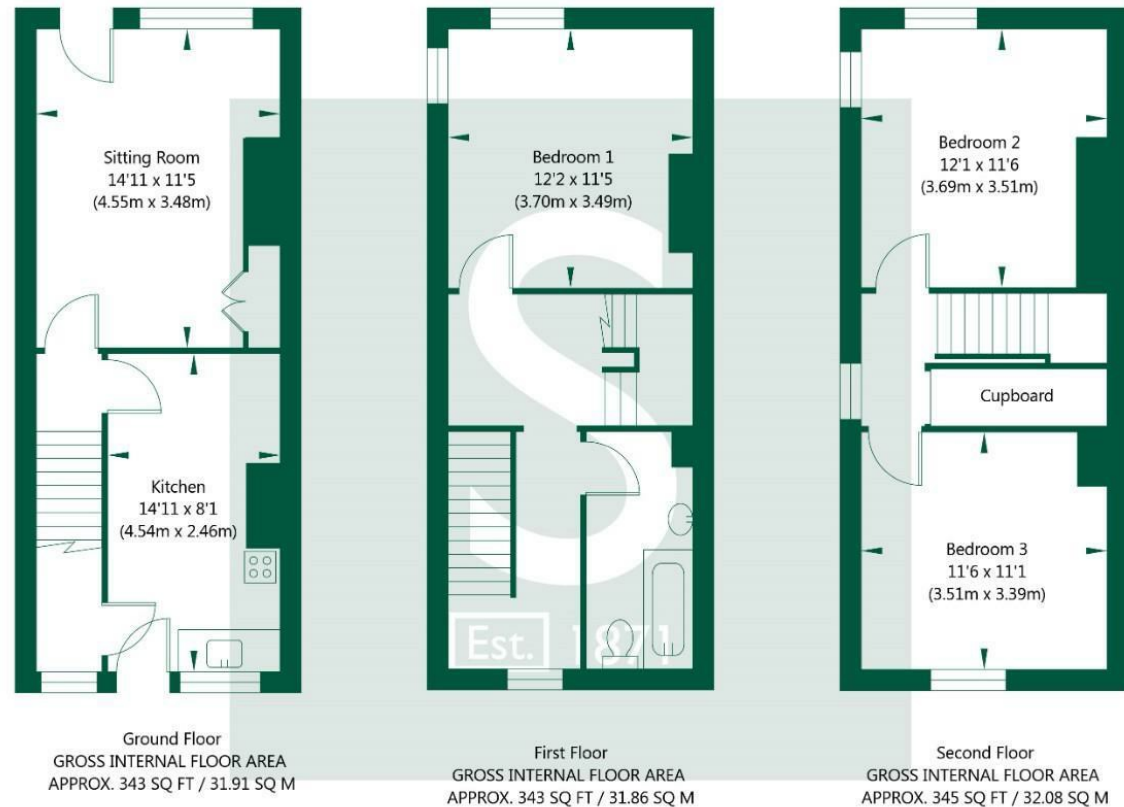
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## Spring Gardens , Hensall, DN14 0QL



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1031 SQ FT / 95.85 SQ M  
 All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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