



7 Goosander Close
Barton-Upon-Humber, East Yorkshire DN18 5EW
£155,000

Bella
properties

**** NO CHAIN **** Bella Properties are delighted to present for sale this two bedroom semi-detached house located on Goosander Close, in the popular town of Barton Upon Humber. The property is finished to a good standard throughout and briefly comprises; the living room, kitchen and W/C to the ground floor, upstairs, there is the landing with partially boarded loft via a fixed ladder, two bedrooms and the bathroom. Externally to the front is a lawned garden with a driveway for off road parking and to the rear is a garden with patio area and raised lawn.

Suitable for investors, first time buyers and small families, you will find this home positioned close to local amenities including schools, restaurants, shops and transport links. Viewings are now available by appointment only.



Living Room 14'0" x 14'6" (4.27 x 4.43)

Entrance to the property is via the front door and into the living room. Carpeted with coving to the ceiling, central heating radiator and uPVC window faces to the front of the property. Carpeted stairs lead to the first floor accommodation.

Kitchen 14'5" x 8'8" (4.41 x 2.65)

Vinyl effect tiled flooring with coving to the ceiling, spotlights, central heating radiator and uPVC bay window faces to the rear of the property. Base height and wall mounted units with countertops, tiled splashbacks, integrated sink and drainer and space and plumbing for white goods. External door leads to the side of the property.

W/C 3'4" x 5'4" (1.02 x 1.64)

Vinyl effect tiled flooring with central heating radiator and uPVC window faces to the side of the property. A two piece suite consisting of toilet and sink.

Landing 6'9" x 9'0" (2.07 x 2.76)

Internal doors lead to the two bedrooms, bathroom and storage cupboard.

Bedroom One 8'10" x 14'6" (2.7 x 4.43)

Carpeted with central heating radiator and uPVC window faces to the rear of the property.

Bedroom Two 14'6" x 7'4" (4.43 x 2.26)

Carpeted with central heating radiator and uPVC window faces to the front of the property.

Bathroom 7'4" x 6'0" (2.25 x 1.84)

Vinyl effect tiled flooring with central heating radiator and uPVC window faces to the side of the property. A three piece suite consisting of bathtub, sink and toilet.

External

To the front of the property is a lawned garden with a driveway to the side of the property for off road parking. Access to the rear is through a gate to the garden which benefits from patio area with shed and raised lawn.

Disclaimer

The information displayed about this property comprises a property advertisement and is an illustration meant for use as a guide only. Bella Properties makes no warranty as to the accuracy or completeness of the information.





Ground Floor



First Floor



Total area: approx. 63.6 sq. metres

Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine your satisfaction as to the suitability of the property for your space requirements.

Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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