23 Westfield Avenue

Eggborough
DN14 0TH

Offers Over £110,000

2 Bed Terrace House

- TERRACED HOUSE
- TWO DOUBLE BEDROOMS
- GAS CENTRAL HEATING
- MODERN BATHROOM WITH SEPARATE CORNER SHOWER CUBICLE
- GOOD SIZED REAR GARDEN
- IDEAL FOR FIRST TIME BUYERS OR INVESTORS
- EASY ACCESS TO MOTORWAY NETWORK
- NO ONWARD CHAIN

Elmhirst Parker
SOLICITORS & ESTATE AGENTS

** TWO DOUBLE BEDROOMS** A terraced house situated in the village of Eggborough which has easy access to the motorway network. The property briefly comprises:- spacious entrance hall, living area, dining area, kitchen, 2 bedrooms and bathroom. 'Hive' smart thermostat. Outside is a good sized rear garden and a smaller garden to the front. No onward chain.

Pvcu entrance door with glazed side panel leading into:-

Entrance Hall
A spacious and welcoming entrance with a cupboard housing the electrics and stairs off to first floor. Laminate flooring.

Living Area:
3.65m x 3.59m (11'12" x 11'9")
Having a freestanding log burner and a window to the front elevation with a central heating radiator beneath.

Dining Area:
2.84m x 2.41m (9'4" x 7'11")
Having a window to the rear elevation with a central heating radiator beneath. Door leading to the kitchen.

Kitchen:
2.98m x 2.72m (9'9" x 8'11")
Having a range of oak effect matching base and wall units. Contrasting work surfaces incorporating a stainless steel sink with drainer and mixer tap over. Integrated electric oven and hob with stainless steel extractor above. Plumbing for washing machine and dishwasher. Space for a tall fridge freezer. Under stairs cupboard, Pvcu door and window to rear elevation. Central heating radiator.

FIRST FLOOR

Landing:
With doors off to bedrooms and bathroom. Access to roof space.

Bedroom 1:
5.54m max x 3.10m max (18'2" max x 10'2" max)
Having two windows to the front elevation with a central heating radiator beneath. Cupboard housing the central heating boiler and also over stair storage.
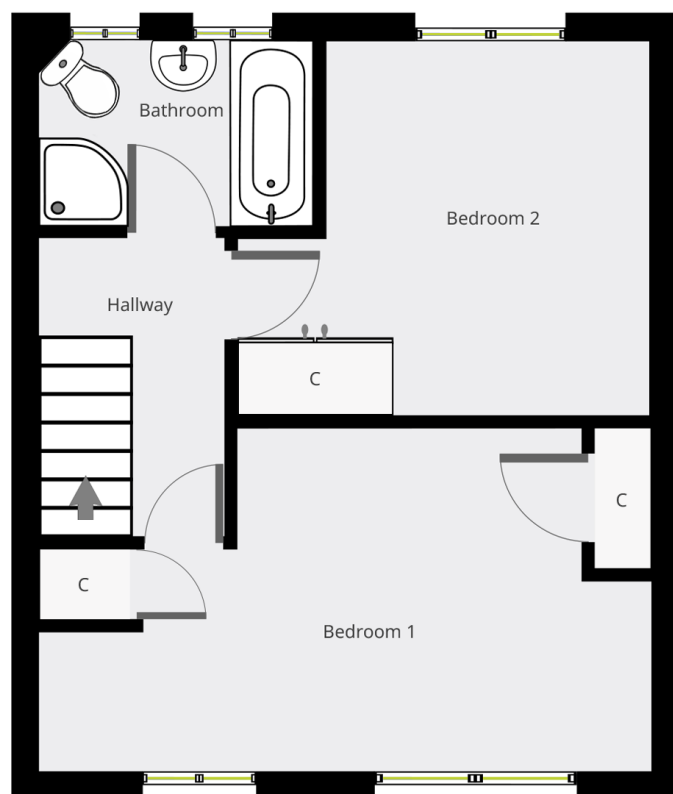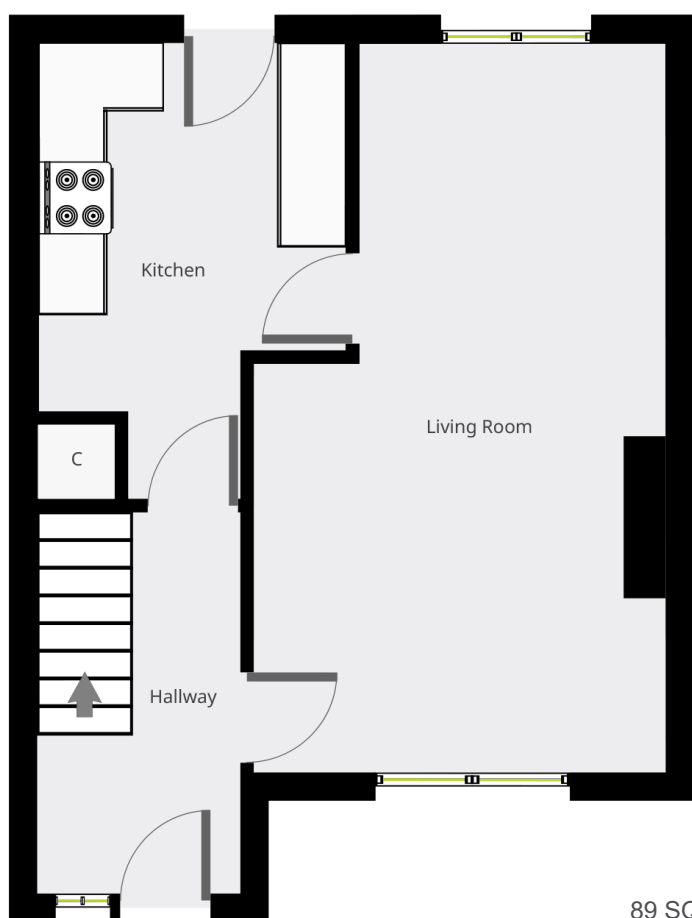
Bedroom 2:
3.28m x 2.92m (10'9" x 9'7")
Having built in wardrobe storage. Window to the rear elevation with radiator beneath.

Bathroom:
2.48m x 1.65m (8'2" x 5'5")
Being fully tiled and having a white suite comprising panelled bath, wash hand basin and wc. Separate corner shower cubicle. Under floor heating, and two windows to the rear elevation.

Outside:
To the front there is a lawn with paved path leading to entrance. The rear garden is of a good size and laid mainly to lawn with a patio area. Brick built store shed, rear access gate and a fenced boundary.

Floor Plan

Ground Floor:
- Kitchen
- Living Room
- Hallway
- C (cupboard)

First Floor:
- Bathroom
- Bedroom 1
- Bedroom 2
- Hallway
- C (cupboards)

89 SQ.M (957 Sq ft.)
Approximate Total Floor Area

All measurements have been taken using laser distance metre or sonic tape measure and therefore may be subject to a small margin of error. Whilst we endeavour to make our sales details accurate and reliable. If there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if travelling some distance.

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