



**Townend
Clegg & CO**

CHARTERED SURVEYORS SINCE 1895

156 WESTERN ROAD, GOOLE, DN14 6RQ
OFFERS IN REGION OF £274,950





SITUATION

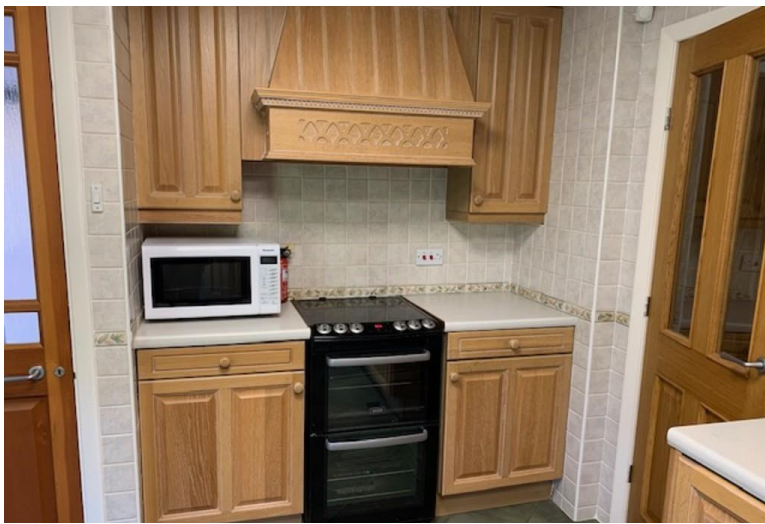
156 Western Road, Goole, East Yorkshire, DN14 6RQ is situated in a popular residential area and towards the edge of the town.

The property will be found when proceeding from the centre of Goole west along to the end of Boothferry Road and then turn right into Airmyn Road and then 2nd right into Western Road and number 156 is the first property on the left hand side, just after Boothferry Middle School.

The market town of Goole is within one mile of Junction 36 of the M62 motorway. York, Hull and Doncaster are all within an approximate 30 mile radius. Town facilities and Train station are approximately half a mile and bus stops are within walking distance.

DESCRIPTION

This fine property is a spacious detached dormer bungalow standing in good sized gardens and having accommodation over 2 floors which briefly comprises: Porch, Entrance Hall, 25ft Lounge-Diner. Good size Breakfast Kitchen, Ground Floor Bedroom, Ground Floor Bathroom, Two Second Floor Double Bedrooms and Bathroom. PVCu double glazed and gas central heating. Detached Garage. Good sized front and rear gardens



ACCOMMODATION

ENTRANCE PORCH 5' 10" x 5' 5" (1.78m x 1.65m)

Having PVCu double glazed entrance door and windows.

ENTRANCE HALL

Having PVCu double glazed door, ceiling coving, dado rail, understairs store cupboard, central heating radiator and carpeting.

LOUNGE/DINER 25' 3" x 11' 11" (7.7m x 3.63m) to extremes

Having triple aspect PVCu double glazing of front and side windows and French doors with blinds opening on to the rear patio area, ceiling coving, fireplace with living flame gas fire inset, 2 central heating radiators and carpeting.



BREAKFAST KITCHEN 14' 8" x 9' 7" (4.47m x 2.92m) plus 8' 10" x 6' 4" (2.69m x 1.93m)

Having 2 PVCu double glazed windows with blinds overlooking the rear garden, range of fitted units comprising stainless steel sink unit set in laminate working surface with cupboards under and built in dishwasher, further laminated working surface with cupboards and drawers under and further 'L' shaped laminated working surface with cupboards, drawers and shelving under and matching glazed and other wall units. Free standing 'Zanussi' electric cooker. Central heating radiator, tiled walls and part tiled and part carpet floor.



REAR ENTRANCE AREA

Having storage area.

BOILER RECESS 3' 0" x 2' 6" (0.91m x 0.76m)

Containing the 'Glow Worm Ultracom 38CX' gas combination central heating boiler and plumbing for automatic washing machine.



FRONT BEDROOM 13' 4" x 10' 0" (4.06m x 3.05m)

Having PVCu double glazed window, ceiling coving, central heating radiator with light oak flooring.

BATHROOM 7' 6" x 6' 9" (2.29m x 2.06m) plus the shower recess

Having PVCu double glazed window with blinds, white suite of vanity wash basin with corner cupboard under, W.C and bidet. Tiled shower cubicle with double shower, towel radiator and tiled floor and walls.



STAIRCASE

Staircase to landing having PVCu double glazed window overlooking the rear garden, double door airing cupboard with radiator, dado rail and part parquetry patten and part carpeted flooring.

2ND BEDROOM 11' 5" x 10' 4" (3.48m x 3.15m)

Having PVCu double glazed window, part slope ceiling, double door built in wardrobe, central heating radiator and carpeting.

3RD BEDROOM 11' 9" x 11' 5" (3.58m x 3.48m)

Having PVCu double glazed window, part slope ceiling, double door built in wardrobe, central heating radiator and carpeting.

BATHROOM 8' 0" x 6' 10" (2.44m x 2.08m)

Having PVCu double glazed window, vanity wash basin with cupboard under. W.C. and shower cubicle. Central heating radiator and cushion floor covering.

OUTSIDE

FRONT GARDEN

Pleasant front lawn garden with raised flower borders and side drive leading to:

DETACHED GARAGE 18' 9" x 10' 3" (5.72m x 3.12m)

Having front roller shutter door, side personal door to the rear garden and electrics.

REAR GARDEN

Pleasant and enclosed rear garden with lawn area, raised feature flower beds, paved and concrete patio areas and timber shed.

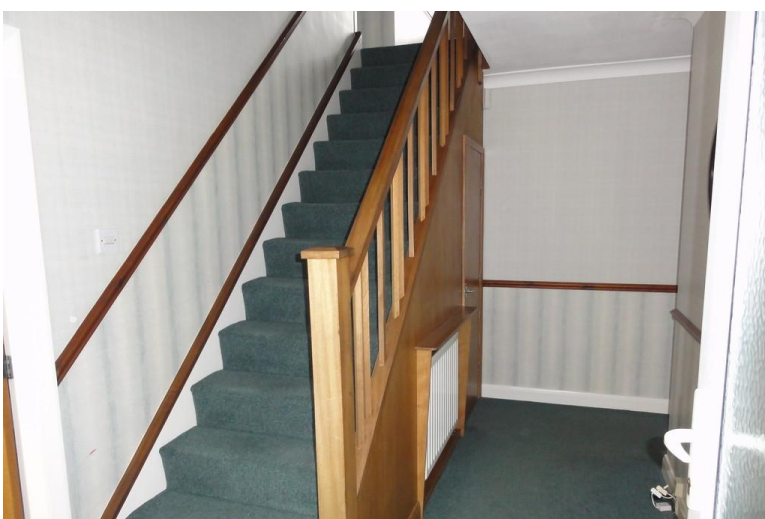
SERVICES

Mains services of water, electricity, gas and drainage are installed. The property has the benefit of a gas fired central heating system served by the boiler in the recess area.

None of the services or associated appliances have been checked or tested.

OUTGOINGS

It is understood that the property is in Council Tax Band D, which is payable to the East Riding of Yorkshire Council.





VIEWINGS

Should you wish to view this property or require any additional information, please ring our Howden Office on 01430 432211.

OFFER PROCEDURE

If you are interested in this Property and wish to make an Offer then this should be made to the Townend Clegg & Co Office dealing with the Sale. I would point out that under the Estate Agency Act 1991, you will be required to provide us with the relevant Financial Information for us to verify your ability to proceed with the purchase, before we can recommend your Offer to the Vendor. It will also be necessary for you to provide Proof of Identification in order to adhere to Money Laundering Regulations.

PROPERTY TO SELL

Take advantage of our very competitive fees, ring 01405 762557 to arrange your Free Marketing Advice and Appraisal.

WHETHER BUYING OR SELLING LET US SMOOTH THE PATH TO YOUR NEW HOME.

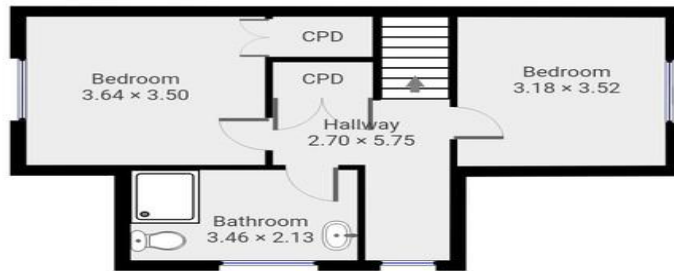
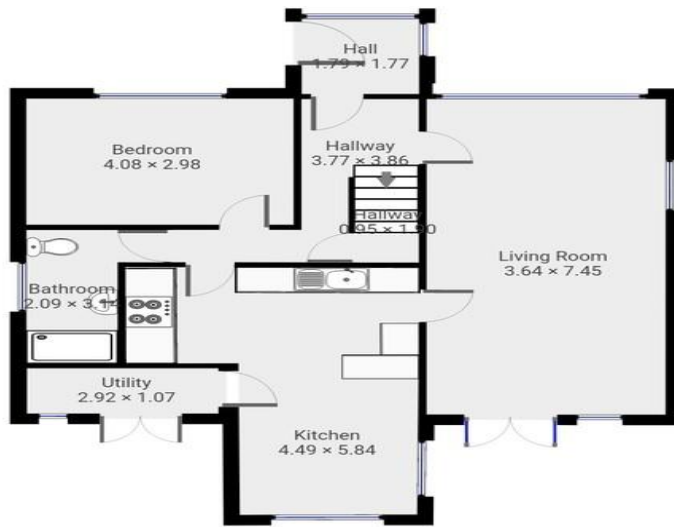
FLOOR PLANS

These floor plans are intended as a guide only. They are provided to give an overall impression of the room layout and should not be taken as being scale drawings.

ENERGY PERFORMANCE GRAPH

An Energy Performance Certificate is available to view at the Agent's Offices and the Energy Efficiency Rating is shown.





THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. EPC247 DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		