



1 Council Houses, Main Street  
Whitgift, Goole, DN14 8HL

**Asking Price Of £139,950**

# Property Features

- Good Sized Semi House in Rural Village
- Lounge & 18' Dining Kitchen
- 3 Bedrooms & Bathroom
- LP Gas CH, UPVC DG, Garage & Gardens
- Open Views over Farmland to front



## Full Description

### SITUATION

From Goole take the A161 to Swinefleet. At the mini-roundabout turn left and then at the "T" junction turn right towards Reedness. Proceed through the Village of Reedness into Whitgift where the property will be found on the right handside clearly marked by one of our distinctive For Sale boards,

### THE PROPERTY

This consists of a good sized Semi Detached House which enjoys open views over farmland to front, being situated in the popular rural Village of Whitgift located twixt the Towns of Goole and Scunthorpe. The accommodation which is in need of updating presently comprises



### GROUND FLOOR

#### ENTRANCE HALL

UPVC front door, radiator and enclosed staircase to first floor

#### LOUNGE 14' 9" x 12' 9" (4.5m x 3.89m)

Brick fireplace housing electric fire, and radiator



#### DINING KITCHEN 18' 3" x 10' 3" (5.56m x 3.12m)

Range of units comprising sink unit, base units with worktops and wall cupboards. Plumbing for Automatic washer. Radiator, part ceramic tiled walls and understairs cupboard

#### BATHROOM

Coloured suite comprising panelled in bath, pedestal washbasin and low flush WC. Radiator and part ceramic tiled walls.



## REAR ENTRANCE LOBBY

UPVC door and cupboard housing gas central heating boiler.

## FIRST FLOOR

### LANDING

This is approached via the enclosed staircase from the Entrance Hall and opening from the Landing are

### FRONT BEDROOM 15' 0" x 11' 3" (4.57m x 3.43m)

Radiator and cupboard overstairs



### REAR BEDROOM 12' 0" x 10' 0" (3.66m x 3.05m)

Radiator and built in cupboard

### REAR BEDROOM 8' 9" x 8' 0" (2.67m x 2.44m)

Radiator



### OUTSIDE

Concrete sectional GARAGE 14' 6" x 9' with up and over door to front and having access from the shared tarmac driveway at the side.

2 Garden Sheds and Greenhouse.

Lawned Gardens to front and rear.

The property enjoys open views over Farmland to the front.



### SERVICES

It is understood that mains electric and water laid to the property with drainage being to a shared Septic Tank. The property has liquid Propane gas fired central heating to radiators and windows are double glazed with uPVC framed sealed units.

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

### COUNCIL TAX

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

### VIEWING

Should you wish to view this property or require any additional information, please ring our Goole Office on 01405 762557.

### 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.

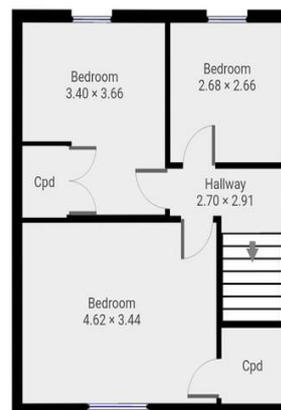
WHETHER BUYING OR SELLING LET US SMOOTH THE PATH TO YOUR NEW HOME.

**EPC CLAUSE**

An Energy Performance Certificate is available to view at the Agent's Offices and the Energy Efficiency Rating and Environmental (CO2) Impact Rating Graphs are shown.

**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.



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. EPC147 DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71   C
55-68	D		
39-54	E		
21-38	F	32   F	
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements