



Apartment 4, Block 1, School Court  
Cottingham Street, Old Goole, DN14 5SJ

**Asking Price Of £79,950**

# Property Features

- Good Sized First Floor Apartment in Popular Complex
- 19' Lounge Diner with French Doors & Kitchen
- 2 Double Bedrooms & Bedrooms
- Electric Heating, uPVC DG & Off Street Parking
- Excellent Investment Opportunity

## Full Description

### SITUATION

The property is best approached from the centre of Goole by taking the A161 Bridge Street out of Town towards Swinefleet. After passing over the third bridge turn right into Cottingham Street, where the School Court Apartment Complex will be found on the left hand side.

### THE PROPERTY

This consists of a good sized First Floor Apartment being located in the popular School Court Complex which is within easy walking distance of the centre of the Inland Port Town of Goole and all local amenities. The Apartment is accessed from the Communal Staircase and the accommodation presently comprises:-

### ACCOMMODATION

#### ENTRANCE HALL

Radiator and large cupboard housing central heating boiler.

#### LOUNGE / DINER 5.87m(19'3") x 3.66m(12'0")

French windows with Juliet Balcony, 2 radiators and opening into:-

#### KITCHEN 3.58m(11'9") x 2.21m(7'3")

Range of units comprising sink unit, base units with worktops, wall cupboards and drawer units. Built in oven, hob and extractor. Plumbing for automatic washing machine, radiator, spotlights, ceramic tiled floor and part ceramic tiled walls.

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

Radiator.

#### REAR BEDROOM 3.28m(10'9") x 2.36m(7'9")

Radiator.





## BATHROOM

White suite comprising panelled in bath, pedestal wash basin and low flush w.c. Shower over bath with side screen. Radiator, downlighters, ceramic tiled floor and part ceramic tiled walls.

## TO THE OUTSIDE

There is OFF STREET PARKING in the communal parking area at the rear of the property.

## SERVICES

It is understood that mains drainage, mains water and electricity are laid to the property. There is electric central heating to radiators and windows are double glazed with uPVC framed sealed units.

## COUNCIL TAX

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

## TENURE & CHARGES

The Tenure of the property is Leasehold and is currently held on a 150 year Lease which commenced on 1st July 2006. The Ground Rent payable is £469.68 per Annum and the Management Service Charge for the period December 2020 to December 2021 is £804.06.

## INVESTMENT OPPORTUNITY

It should be noted that the property is being offered For Sale with a Tenant in situ, and therefore is an Ideal Buy To-Let Investment Opportunity as Apartment 4, Block 1, School Court is currently Let on an Assured Shorthold Periodic Tenancy Agreement at a Rent of £495 per calendar month.

## 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.

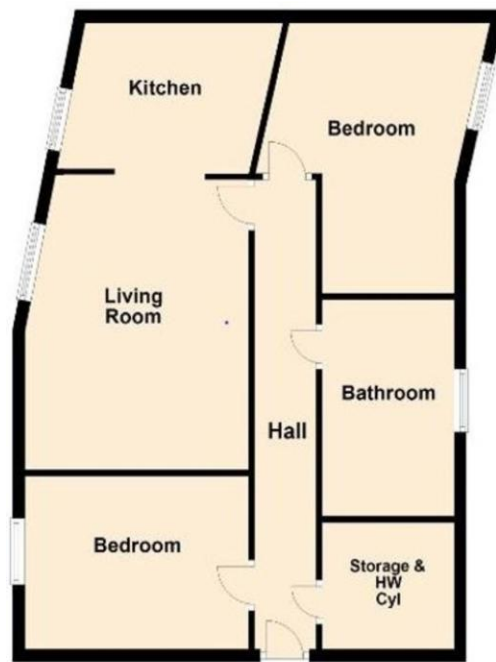
WHETHER BUYING OR SELLING LET US SMOOTH THE PATH TO YOUR NEW HOME.

## 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 GRAPHS

An Energy Performance Certificate is available to view at the Agent's Offices and the Energy Efficiency Rating and Environmental (CO<sub>2</sub>) Impact Rating Graphs are shown.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81   B
69-80	C	79   C	
55-68	D		
39-54	E		
21-38	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.