



61 Kent Road
Goole, DN14 6TD

Asking Price Of £125,000

Property Features

- Well presented End Terrace House
- Lounge & 15' Kitchen
- 2 Bedrooms & Bathroom
- Gas CH, UPVC DG, Off Street Parking & Garden
- Popular location ideal for Town Centre amenities

Full Description

SITUATION

From the Boothferry Road / Pasture Road traffic lights in the centre of Town, travel out of Goole along Boothferry Road. Take the sixth left turn into Dunhill Road and then second right into Marcus Street. Take the second left turn into Kent Road, 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 well presented End Terrace House being situated in a popular residential location within easy walking distance of all Town Centre amenities. The accommodation presently comprises

GROUND FLOOR

ENTRANCE LOBBY

UPVC front door, radiator with ornate cover, ceramic tiled floor and enclosed staircase to the first floor

LOUNGE 12' 9" x 12' 0" (3.89m x 3.66m)

Adam Style Fireplace housing electric fire, bay window to front and radiator

KITCHEN 15' 0" x 7' 9" (4.57m x 2.36m)

Range of units comprising sink unit, base units with worktops, drawer unit, wall cupboards and glass fronted wall cupboards. Built in Oven and ceramic Hob with extractor over. Plumbing for automatic washer and dishwasher. Radiator, spotlights, downlighters, concealed lighting and part ceramic tiled walls. Large understairs cupboard and UPVC doors to side.



FIRST FLOOR

LANDING

This is approached via the enclosed Staircase from the Entrance Lobby and opening from the Landing are

FRONT BEDROOM 12' 6" x 12' 0" (3.81m x 3.66m)

Built in cupboard, radiator and cupboard upstairs housing gas fired central heating boiler

REAR BEDROOM 8' 6" x 8' 6" (2.59m x 2.59m)

Radiator with ornate cover



BATHROOM

White suite comprising "P" shaped panelled in bath, vanity washbasin and low flush WC. Mixer tap shower over bath with dual shower heads. Heated towel rail and ceramic tiled walls.

TO THE OUTSIDE

Off Street PARKING SPACES to front.

Enclosed Garden to rear adjoining playing field.

STORE with decked area.

SERVICES

It is understood that mains drainage, mains water, electricity and gas are laid to the property. There is 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.

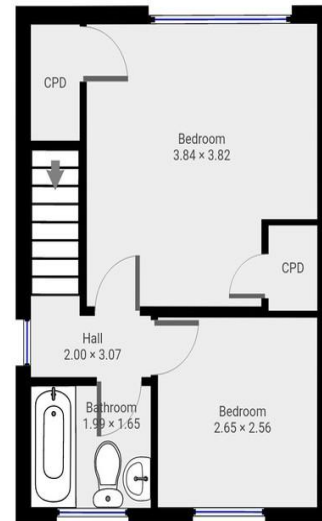
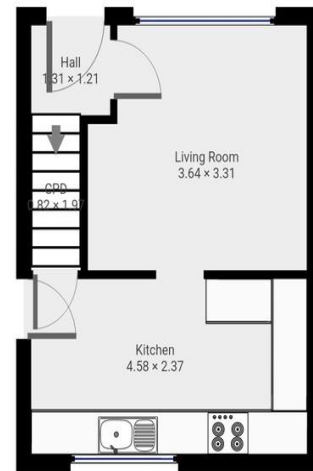
WHETHER BUYING OR SELLING LET US SMOOTH THE PATH TO YOUR NEW HOME.

ENERGY PERFORMANCE CERTIFICATE

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 PLAN

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. EPC1247 DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	71 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.