



64 Woodland Avenue
Goole, DN14 6RU

Asking Price Of £175,000

Property Features

- Good Sized Semi-Detached House in popular location
- 21' Lounge, Kitchen & Shower Room
- 3 Double Bedrooms & Bathroom
- Gas CH, UPVC DG & Gardens with Off Street Parking
- Within walking distance of Town Centre amenities



Full Description

SITUATION

The property is best approached from the Boothferry Road traffic lights in the centre of Goole by travelling along Pasture Road and into Westfield Avenue. On reaching the former Woodlands Public House turn left into Woodland Avenue 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 being situated in a very popular residential location on the edge of Goole yet still within walking distance of the Town Centre and all local amenities. The accommodation presently comprises:



GROUND FLOOR

ENTRANCE HALL

UPVC framed front door, cloaks cupboard and staircase leading to the first floor.

LOUNGE 21' 3" x 10' 6" (6.48m x 3.2m)

Two radiators and picture window overlooking the rear garden.

KITCHEN 10' 9" x 10' 3" (3.28m x 3.12m)

Range of units comprising sink unit, base units with worktops, drawer unit and wall cupboards. Built in oven and ceramic hob with chimney extractor over. Plumbing for auto washer. Radiator, spotlights, gas central heating boiler and UPVC framed door to the rear garden.



SHOWER ROOM

White suite comprising shower cubicle, vanity washbasin and low flush WC with concealed cistern. Heated towel rail, downlighters and part ceramic tiled walls.

FIRST FLOOR

LANDING

This is approached via the staircase from the Entrance Hall and opening from the Landing which has linen cupboard, radiator and spotlights are:

FRONT BEDROOM 10' 9" x 10' 6" (3.28m x 3.2m)

Radiator

REAR BEDROOM 10' 9" x 10' 3" (3.28m x 3.12m)

Radiator

REAR BEDROOM 10' 6" x 10' 0" (3.2m x 3.05m)

Radiator

BATHROOM

White suite comprising panelled in bath, vanity washbasin and low flush WC with concealed cistern. Heated towel rail, downlighters and part ceramic tiled walls.

TO THE OUTSIDE

Off Street Parking to front.

Small lawned garden area to front.

Good sized enclosed lawned garden to rear.

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 B, 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.

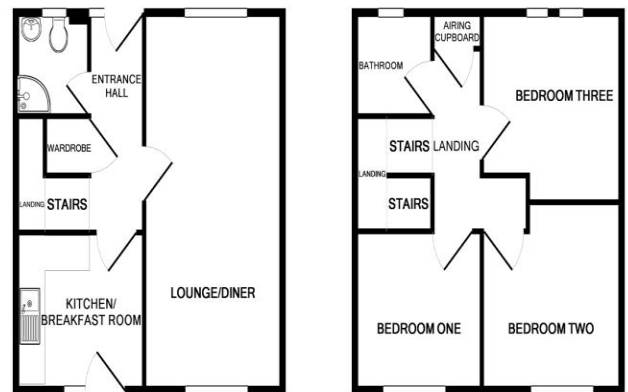
WHETHER BUYING OR SELLING LET US SMOOTH THE PATH TO YOUR NEW HOME.

ENERGY PERFORMANCE GRAPHS

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.



GROUND FLOOR

1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2017

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

4 Belgravia,
Goole,
DN14 5BU

www.townendclegg.co.uk
sales@townendclegg.co.uk
01405 762557

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