



- Period Detached Property

£265,000

- Five Bedrooms

Clifton Gardens

- Generous Accommodation Set Over Three Floors

Goole | DN14 6AS

- Viewing Is Highly Recommended

EPC E



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Floor plans are given for guidance purposes only and should not be taken as an accurate representation of the property

#### Ground Floor

- ENTRANCE PORCH - 5' 3" x 4' 0" (1.6m x 1.22m)
- ENTRANCE HALL - 6' 5" x 23' 6" (1.96m x 7.16m) Max.
- LOUNGE - 13' 2" x 13' 10" (4.01m x 4.22m)
- SITTING ROOM - 14' 0" x 11' 10" (4.27m x 3.61m)
- KITCHEN - 18' 5" x 11' 11" (5.61m x 3.63m)
- DINING ROOM - 8' 10" x 8' 8" (2.69m x 2.64m)

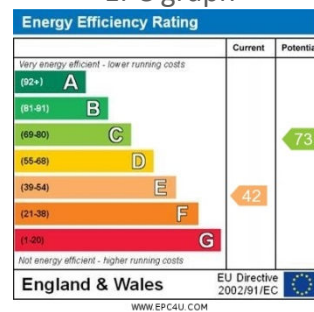
#### First Floor

- HALF LANDING - 6' 9" x 3' 2" (2.06m x 0.97m)
- BEDROOM THREE - 11' 3" x 12' 4" (3.43m x 3.76m)
- BATHROOM - 6' 7" x 8' 8" (2.01m x 2.64m)
- LANDING - 6' 5" x 18' 9" (1.96m x 5.72m)
- BEDROOM TWO - 13' 11" x 13' 2" (4.24m x 4.01m)
- BEDROOM FOUR - 14' 0" x 12' 2" (4.27m x 3.71m)
- BEDROOM FIVE - 5' 2" x 9' 2" (1.57m x 2.79m)

#### Second Floor

- LANDING - 6' 5" x 14' 2" (1.96m x 4.32m) Outside
- BEDROOM ONE - 17' 7" x 10' 4" (5.36m x 3.15m)
- BATHROOM - 11' 11" x 10' 7" (3.63m x 3.23m)

#### EPC graph



**IMPORTANT NOTES** These particulars have been prepared in all good faith to give a fair and overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned and as to the content of these particulars and make further specific enquiries to ensure that the descriptions are likely to match any expectations they may have of the property. We have not tested any services, appliances, facilities or equipment and nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. Photographs depict only certain parts of the property. It should not be assumed that any contents, furniture, furnishings, fixtures and fittings etc. photographed, are included in the sale. It should not be assumed that the property remains as displayed in the photographs. No assumption should be made with regards to parts of the property that have not been photographed. Any areas, measurements or distances referred are given as a guide only and not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. Where reference is made to planning permissions of potential uses such information is given by the agents in good faith. Purchasers should make their own enquiries into such matters prior to purchase.