



7 Attlee Drive
Goole, DN14 6HG

Offers Over £155,000

Property Features

- Pleasant Semi-Detached Bungalow in sought after Location
- 18' Lounge & Kitchen
- 2 Bedrooms & Shower Room
- Gas CH, UPVC DG, Garage with Utility Area & Gardens
- Within walking distance of Town Centre amenities

Full Description

SITUATION

From the Railway crossing traffic lights in the centre of Goole take Pasture Road. After passing over the mini roundabout at the junction with Centenary Road take the next right turn into Attlee Drive where the property will be found on the left handside clearly marked by one of our distinctive For Sale boards.

THE PROPERTY

This consists of a pleasant Semi-Detached Bungalow being situated in a sought after location within easy walking distance of Goole Town centre and all local amenities. The compact accommodation presently comprises:

ACCOMMODATION

SIDE ENTRANCE HALL

UPVC door and radiator.

LOUNGE 18' 3" x 10' 0" (5.56m x 3.05m)

Fireplace with Oak mantle and marble effect back and hearth housing a gas fire. Large picture window overlooking the rear garden.

KITCHEN 9' 6" x 8' 3" (2.9m x 2.51m)

Range of units comprising sink unit, base units with worktops, wall cupboards and breakfast bar. Free standing Hotpoint Electric cooker, part ceramic tiled walls and UPVC door to the rear garden.

BEDROOM 10' 9" x 9' 6" (3.28m x 2.9m)

Radiator

BEDROOM 12' 3" x 7' 0" (3.73m x 2.13m)

Built in cupboard, radiator and cupboard housing gas central heating boiler.



SHOWER ROOM

White suite comprising shower cubicle with dual shower heads and folding seat, vanity washbasin and low flush WC. Radiator and part ceramic tiled walls.

TO THE OUTSIDE

Concrete sectional GARAGE 20' x 11' 9" with UTILITY AREA having sink unit, base units with worktops, free standing Hotpoint auto washer and Hotpoint dryer.

The Garage has an up and over door to front, power and water laid on, personal door to side and concrete drive approach from Attlee Drive.

The property has hard landscaped low maintenance gardens to front and rear, being fully enclosed at the 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

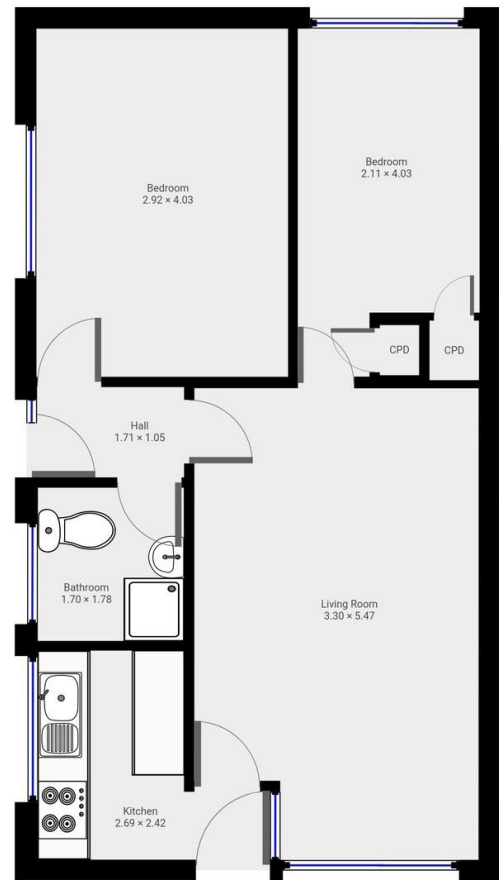
An Energy Performance Certificate is available to view at the Agent's Offices and the Energy Efficiency Rating and Environmental (CO₂) Impact Rating Graphs are shown.

FLOOR 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	64 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.