



40 Montrose Drive
Goole, DN14 5XX

Asking Price Of £140,000

Property Features

- Inner Terrace Townhouse in popular location
- 17' Lounge & Kitchen
- 2 Double Bedrooms & Bathroom
- Gas CH, uPVC DG, Garage & Ample Parking
- Investment Opportunity as Offered with Tenant in situ



Full Description

SITUATION

From the Clock Tower roundabout in the centre of Goole take North Street. Proceed around the sharp right hand bend into Hook Road and after passing the Riverside Gardens on the right hand side turn left into Wentworth Drive. Take the second right turn into Montrose Drive where the property will be found on the left hand side clearly marked by one or our distinctive For Sale boards.

THE PROPERTY

This consists of an Inner Terrace Townhouse being situated in a popular residential location just off Hook Road and within easy reach of Goole Town Centre and all local amenities. The accommodation presently comprises:-

GROUND FLOOR

ENTRANCE LOBBY

uPVC door leading to:-

LOUNGE 17' 3" x 11' 6" (5.26m x 3.51m)

Radiator and staircase to the First Floor.

INNER LOBBY

Understairs cupboard.

KITCHEN 11' 6" x 7' 3" (3.51m x 2.21m)

Range of units comprising sink unit, base units with worktops and wall cupboards. Built-in oven and hob with chimney extractor over. Plumbing for automatic washer. Radiator, gas central heating boiler and uPVC door to rear.



FIRST FLOOR

LANDING

This is approached via the staircase from the Lounge and opening from the Landing are:-

FRONT BEDROOM 11' 6" x 8' 6" (3.51m x 2.59m)

Radiator.

REAR BEDROOM 11' 6" x 9' 0" (3.51m x 2.74m)

Radiator.

BATHROOM

White suite comprising panelled in bath, pedestal washbasin and low flush W.C. Mixer tap shower over bath. Radiator and cupboard overstairs.

TO THE OUTSIDE

GARAGE to side with separate access from Montrose Drive.

Two Off Street PARKING SPACES to front.

Enclosed Yard 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 BAND

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

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 it is understood that 40 Montrose Drive is currently Let on an Assured Shorthold Periodic Tenancy Agreement at a Rent of £575 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 CERTIFICATE

An Energy Performance Certificate is available to view at the Agent's Offices and the Energy Efficiency Rating Graphs is shown.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		