



36 Fourth Avenue  
Goole, DN14 6JE

**Asking Price Of £95,000**

# Property Features

- Good Sized Terrace House in popular location
- Sitting Room, Living Room & Kitchen with new units
- 2 Double Bedrooms & Bathroom
- Gas CH, UPVC DG & Paved Rear Yard
- Within walking distance of Town Centre



## Full Description

### SITUATION

From the Railway Crossing traffic lights in the centre of Goole take Pasture Road and then take the fourth right turn into Fourth 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 an Inner Terraced House being situated in a popular residential location within easy walking distance of the Town Centre and all local amenities. The good sized accommodation presently comprises:



### GROUND FLOOR

#### ENTRANCE LOBBY

UPVC front door and quarry tiled floor.

#### ENTRANCE HALL

Radiator and enclosed staircase to the first floor.



#### SITTING ROOM 12' 9" x 9' 6" (3.89m x 2.9m)

Feature fire surround, radiator and large bay window to front.

#### LIVING ROOM 12' 9" x 10' 6" (3.89m x 3.2m)

Period fireplace with oak surround and tiled inset housing electric fire. Radiator and understairs cupboard.



#### KITCHEN 13' 6" x 7' 3" (4.11m x 2.21m)

Range of new units comprising sink unit, base units with worktops, drawer unit, and wall cupboards. Built in oven and hob with chimney extractor over. Plumbing for auto washer. Radiator, part ceramic tiled walls and door to the rear yard.



## FIRST FLOOR

### LANDING

This is approached via the enclosed staircase from the Entrance Hall and opening from the small Landing are:

### FRONT BEDROOM 12' 9" x 10' 3" (3.89m x 3.12m)

Cast Iron feature fireplace with tiled hearth. Radiator and cupboard overstairs.

### REAR BEDROOM 12' 9" x 10' 6" (3.89m x 3.2m)

Radiator and leading to:

### BATHROOM

White suite comprising "P" shaped bath, pedestal washbasin and low flush WC. Mixer tap shower overbath with side screen. Radiator with cover, downlighters, part ceramic tiled walls and cupboard housing gas central heating boiler.

### TO THE OUTSIDE

Forecourt

Enclosed paved 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

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.

## 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 GRAPH

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79   C
55-68	D	61   D	
39-54	E		
21-38	F		
1-20	G		

THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. EPC247 DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

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 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