



141 Western Road
Goole, DN14 6RF

Offers Invited £260,000

Property Features

- Extended Detached Bungalow towards the edge of Town
- Lounge & Dining Kitchen
- 3 Double Bedrooms & Shower Room
- Gas CH, UPVC DG, 23' Garage & Large Gardens
- Ideally placed for Hull, York, Leeds & M62

Full Description

SITUATION

From the railway crossing in the centre of Goole take Boothferry Road to the traffic lights and turn right into Airmyn Road (A614) towards Howden. Take the fourth right turn into Western Road 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 extended traditional Detached Bungalow being situated in a popular residential location on the northern edge of the Inland Port Town of Goole and within easy reach of Hull, York and Leeds and both J36 and J37 of the M62 Motorway. The spacious accommodation presently comprises:

ACCOMMODATION

ENTRANCE PORCH

Leading to:

ENTRANCE HALL

UPVC front door and radiator with ornate cover.

LOUNGE 13' 6" x 11' 9" (4.11m x 3.58m)

2 Radiators, 2 up lighters and archway leading to:

DINING KITCHEN 13' 3" x 12' 0" (4.04m x 3.66m)

Range of units comprising sink unit, base units with worktops, wall cupboards and glass fronted display wall cupboard. Extractor hood. Plumbing for auto washer and dishwasher. Radiator, part ceramic tiled walls, gas central heating boiler and UPVC door to the rear garden.



FRONT BEDROOM 13' 3" x 13' 3" (4.04m x 4.04m)

Range of built in wardrobes, bay window to front and 2 radiators.

FRONT BEDROOMS 13' 3" x 13' 3" (4.04m x 4.04m)

Bay window to front and 2 radiators.

REAR BEDROOM 11' 9" x 8' 9" (3.58m x 2.67m)

Range of built in wardrobes and radiator.

SHOWER ROOM

White suite comprising shower cubicle, hand washbasin and low flush WC. Radiator, part ceramic tiled walls and ceramic tiled floor.

TO THE OUTSIDE

Concrete sectional GARAGE 23' x 8' 6" with up and over door to front and long driveway from Western Road which provides extensive additional off street parking.

Good sized Gardens to front and rear.

Summerhouse.

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 C, 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.

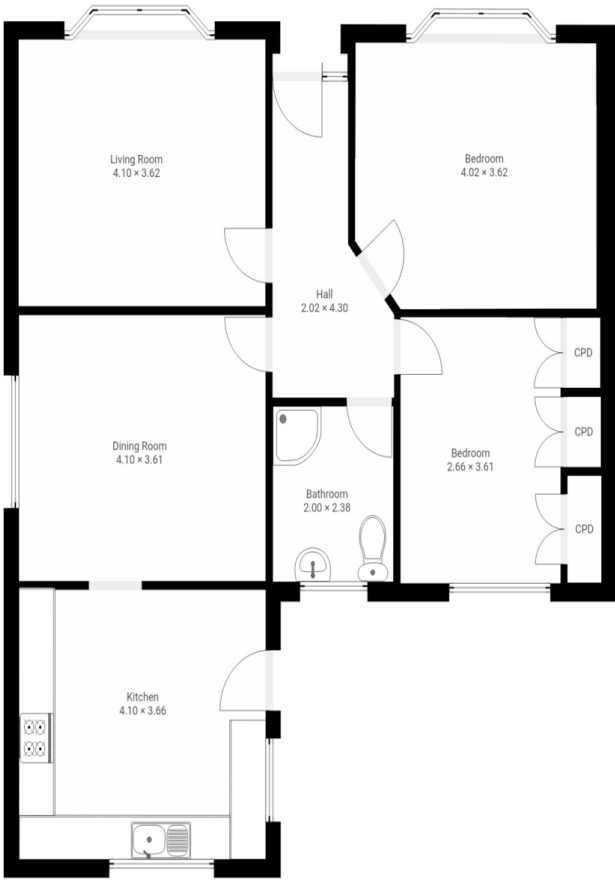
WHETHER BUYING OR SELLING LET US SMOOTH THE PATH TO YOUR NEW HOME.

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.



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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	55 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