



4 Government Street  
Goole, DN14 5AN

**Asking Price Of £135,000**

# Property Features

- Compact Semi Bungalow close to Town Centre
- 16' Lounge & Kitchen
- 2 Bedrooms & Bathroom
- Gas CH, UPVC DG, Garage & paved Gardens
- Within easy walking distance of all local amenities



## Full Description

### SITUATION

The property is best approached from the Clock Tower roundabout in the centre of Goole by taking Estcourt Street. Proceed through the "S" bend into Government Street and then across the mini roundabout into a small cul-de-sac, 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 a compact Semi-Detached Bungalow being situated in a small cul-de-sac within easy walking distance of all Town centre amenities. The accommodation presently comprises:

### ACCOMODATION

#### ENTRANCE HALL

UPVC door, radiator and built in cupboard.

#### LOUNGE 16' 3" x 10' 0" (4.95m x 3.05m)

Living flame gas fire and radiator.

#### KITCHEN 11' 6" x 7' 9" (3.51m x 2.36m)

Range of units comprising sink unit, base units with worktops, wall cupboards and larder unit. Plumbing for auto washer. Gas central heating boiler and radiator.

#### REAR BEDROOM 12' 9" x 9' 3" (3.89m x 2.82m)

Radiator.

#### REAR BEDROOM 8' 6" x 8' 0" (2.59m x 2.44m)

Radiator.



## BATHROOM

Coloured suite comprising panelled in bath, pedestal washbasin and low flush WC. Electric shower overbath. Radiator and part ceramic tiled walls.

## TO THE OUTSIDE

Concrete sectional GARAGE with up and over door to front, personal door to side and driveway approach from Government Street.

Hard landscaped Gardens to front and rear.

Garden Shed.

## 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.



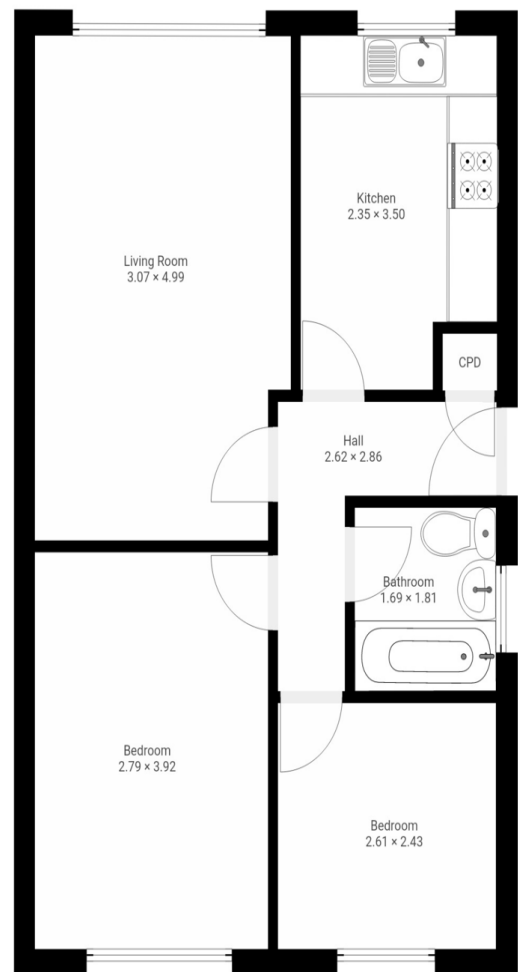
## ENERGY PERFORMANCE GRAPH

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.

## 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	60   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.

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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.