



51 Jackson Street
Goole, DN14 6DG

Asking Price Of £99,950

Property Features

- Good sized Terrace House close to Town Centre
- Sitting Room, Living Room & 15' Kitchen
- 3 Bedrooms & Bathroom
- Gas CH, UPVC DG & Enclosed Rear Garden
- Ideal Investment Opportunity & no onward chain

Full Description

SITUATION

From the railway crossing traffic lights in the centre of Goole take Boothferry Road out of Town. Take the second right turn into Jackson Street 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 an Inner Terrace House being situated in a popular residential location just off Boothferry Road and within easy reach of all Town Centre amenities. The good sized accommodation which extends over 3 floors presently comprises:

GROUND FLOOR

ENTRANCE

UPVC door leading to:

SITTING ROOM 12' 9" x 12' 6" (3.89m x 3.81m)

Adam style feature fire surround, radiator and understairs cupboard.

LIVING ROOM 12' 9" x 12' 6" (3.89m x 3.81m)

Feature fireplace with cast iron inset, radiator, arched recess with shelves and enclosed staircase to the first floor

KITCHEN 15' 3" x 6' 9" (4.65m x 2.06m)

Range of shaker style units comprising sink unit, base units with worktops and wall cupboards. Built in oven and hob. Plumbing for auto washer. Ceramic tiled walls and UPVC door to the rear garden.



FIRST FLOOR

LANDING

This is approached via the enclosed staircase from the Living Room and opening from the Landing are:

FRONT BEDROOM 12' 6" x 11' 9" (3.81m x 3.58m)

Radiator and cupboard overstairs.

REAR BEDROOM 10' 3" x 6' 0" (3.12m x 1.83m)

Radiator.

BATHROOM

White suite comprising panelled in bath, vanity wash basin and low flush WC with concealed cistern. Electric shower over bath. Radiator and part ceramic tiled walls.

SECOND FLOOR

This is approached via the enclosed staircase from the first floor landing which opens into:

ATTIC BEDROOM 13' 6" x 12' 9" (4.11m x 3.89m)

Radiator, cottage style window to front and access into eaves storage space.

TO THE OUTSIDE

Enclosed Garden to rear with Store.

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		
69-80	C		73 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		