



7 Heber Street
Old Goole, DN14 5RU

Asking Price Of £76,950

Property Features

- Well presented Terrace House in popular location
- Sitting Room, Living Room & Kitchen
- 2 Double Bedrooms & Bathroom
- Gas CH, UPVC DG & Rear Yard
- Within walking distance of Town Centre amenities



Full Description

SITUATION

From the centre of Goole take the A161 Bridge Street towards Swinefleet. After passing over the third bridge turn right into Cottingham Street and then take the fourth left turn into Heber Street 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 Terrace House being situated in a popular residential location within easy walking distance of the Town Centre and all local amenities. The well presented, re-decorated and re-carpeted accommodation presently comprises:



GROUND FLOOR

ENTRANCE LOBBY

UPVC front door and leading to:

SITTING ROOM 12' 0" x 11' 0" (3.66m x 3.35m)

Brick fireplace housing gas fire. Radiator, understairs cupboard and archway leading to:



LIVING ROOM 13' 3" x 12' 3" (4.04m x 3.73m)

Brick fireplace housing living flame gas fire. Radiator, 2 wall lights and enclosed staircase leading to the first floor.

KITCHEN 10' 6" x 6' 6" (3.2m x 1.98m)

Range of units comprising sink unit, base units with worktops and wall cupboards. Freestanding Bush Gas cooker with chimney extractor over. Plumbing for auto washer. Part ceramic tiled walls, cupboard housing gas central heating boiler and UPVC door to the rear Yard.



FIRST FLOOR

LANDING

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

FRONT BEDROOM 12' 3" x 11' 0" (3.73m x 3.35m)

Radiator and cupboard overstairs.

REAR BEDROOM 13' 3" x 12' 3" (4.04m x 3.73m)

Radiator.

BATHROOM

White suite comprising panelled in bath, pedestal washbasin and low flush WC. Mixer tap shower overbath. Radiator, part ceramic tiled walls and linen cupboard.

TO THE OUTSIDE

Enclosed Yard to rear with Outhouse.

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 GRAPHS

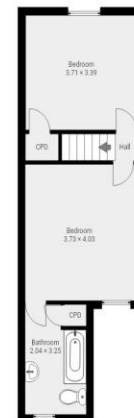
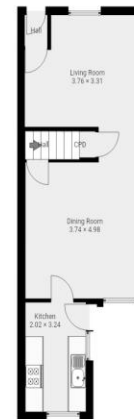
An Energy Performance Certificate is available to view at the Agent's Offices and the Energy Efficiency Rating and Environmental (CO2) Impact Rating Graphs are shown.

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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. EPIC247 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.