



7 Ferndale Grove
Goole, DN14 6RS

Offers In Region Of £125,000

Property Features

- Semi-Detached Bungalow
- 17ft Lounge and Kitchen
- 2 Bedrooms and Bathroom
- Detached Garage and Gardens
- Updating Required



Full Description

SITUATION

7 Ferndale Grove, Goole, DN14 6RS is located in a popular residential cul-de-sac and will be found when leaving the centre of Goole by proceeding north along Pasture Road into Westfield Avenue and at the end of Westfield Avenue turn left into Woodland Avenue and then Woodfield Road and then turn right into the Ferndale Grove cul-de-sac and the bungalow is on the left hand side.

Goole has a good range of facilities and is also within 2 miles of Junction 36 of the M62 motorway which allows easy access to the major business centres

DESCRIPTION

The property comprises a Semi-Detached Bungalow and the accommodation briefly comprises: Hall, 17ft Lounge, Kitchen, 2 Bedrooms and Bathroom. Front and Rear Gardens. Detached Garage. Updating is required.

ACCOMMODATION

ENTRANCE HALL 9' 5" x 3' 8" (2.87m x 1.12m)

Having leaded effect PVCu double glazed door, ceiling coving, airing cupboard, central heating radiator and carpeting.

LOUNGE 17' 10" x 11' 11" (5.44m x 3.63m) to extremes

Having PVCu double glazed window, ceiling coving, tiled fireplace with gas fire inset, condemned central heating radiator and carpeting.

KITCHEN 7' 10" x 7' 7" (2.39m x 2.31m)

Having leaded effect PVCu double glazed door, PVCu double glazed window, ceiling coving, range of fitted units and carpeting.



FRONT BEDROOM 11' 11" x 9' 8" (3.63m x 2.95m) plus the entrance area

Having PVCu double glazed window, ceiling coving, central heating radiator and carpeting.

2ND FRONT BEDROOM 9' 8" x 8' 0" (2.95m x 2.44m) to extremes

Having PVCu double glazed window, ceiling coving, central heating radiator and carpeting.

BATHROOM 8' 0" x 5' 6" (2.44m x 1.68m) to extremes

Being 'L' shaped and having PVCu double glazed window, ceiling coving, panelled bath with TRITON CARA electric shower, pedestal wash basin and W.C. Central heating radiator and part tiled walls.

OUTSIDE

FRONT GARDEN

Front open plan lawn garden.

GARAGE 15' 11" x 8' 2" (4.85m x 2.49m)

Side drive leads to the Detached Garage with up and over door.

REAR GARDEN

Rear lawn garden.

SERVICES

Mains services of water, electricity, gas and drainage are installed.

Gas central heating served by the boiler in the loft (not used recently)

Hot water is also available by the immersion heater on the cylinder in the loft area.

PVCu double glazing as detailed.

None of the services or associated appliances have been checked or tested.

VIEWING

Should you wish to view this property or require any additional information, please ring our Howden Office on 01430 432211.



OUTGOINGS

It is understood that the property is in Council Tax Band B, which is payable to the East Riding of Yorkshire Council.

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.

ENERGY PERFORMANCE GRAPH

An Energy Performance Certificate is available to view at the Agent's Offices and the Energy Efficiency Rating is shown.

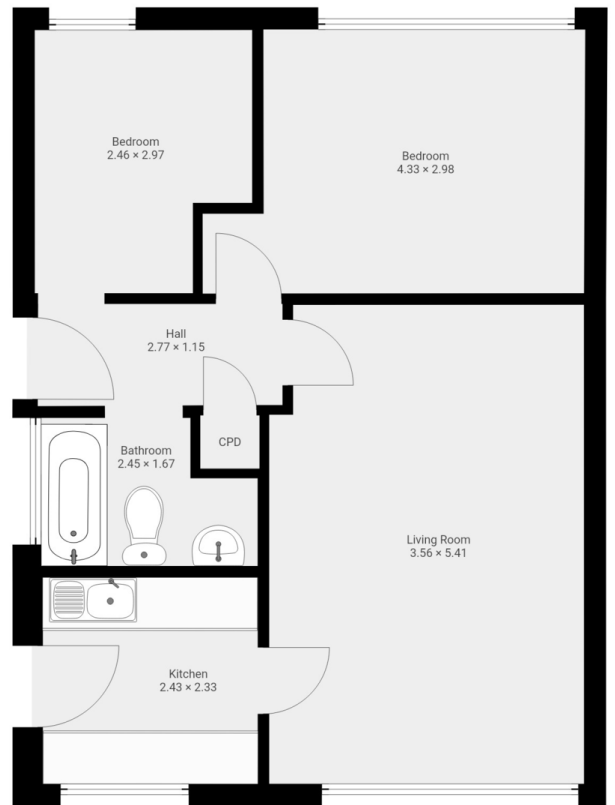
FLOOR PLANS

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.

PROPERTY TO SELL

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	58 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