

85/87 Edinburgh Street
Goole, DN14 5EH

Asking Price Of £120,000

Property Features

- Good sized End Terrace House close to Town Centre
- Sitting Room, Living Room & Kitchen
- 4 Bedrooms & Bathroom
- Gas CH, UPVC DG & Gardens with vehicular access
- Within easy walking distance of all amenities



Full Description

SITUATION

From the Clock Tower Roundabout in the centre of Goole take Carlisle Street. Take the second left turn into Argyle Street and then the second left again into Edinburgh Street. 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 Inner Terrace House being situated in a popular residential location within walking distance of Goole Town Centre and all local amenities. The spacious accommodation which extends over 3 floors and presently comprises:

GROUND FLOOR

ENTRANCE PASSAGE

Composite front door, radiator and enclosed staircase to the first floor.

SITTING ROOM 14' 6" x 13' 0" (4.42m x 3.96m)

Fireplace housing electric fire and radiator.

LIVING ROOM 16' 0" x 15' 0" (4.88m x 4.57m)

Brick fireplace, radiator and French door leading to the side garden.

KITCHEN 13' 6" x 8' 3" (4.11m x 2.51m)

Range of units comprising sink unit, base units with worktops, drawer unit and wall cupboards. Chimney extractor. Plumbing for auto washer. Radiator, understairs cupboard, part ceramic tiled walls and door to rear Garden.



FIRST FLOOR

LANDING

This is approached from the enclosed staircase from the Entrance Passage and opening from the Landing which has a built in cupboard and radiator are:

FRONT BEDROOM 13' 0" x 11' 0" (3.96m x 3.35m)

Cast iron fireplace and radiator.

FRONT BEDROOM 9' 3" x 6' 9" (2.82m x 2.06m)

Radiator.

REAR BEDROOM 14' 0" x 8' 3" (4.27m x 2.51m)

Radiator.

BATHROOM

White suite comprising panelled jacuzzi bath, pedestal washbasin, low flush WC and shower cubicle. Radiator, built in cupboard, downlighters and ceramic tiled walls.

SECOND FLOOR

ATTIC BEDROOM 17' 9" x 17' 9" (5.41m x 5.41m)

This is approached via an enclosed staircase from the first floor landing and has radiator, downlighters and Velux roof light.

TO THE OUTSIDE

Gardens to front, side and rear, with double gates from the Lane at the rear.

Store to rear.

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 PROCEEDURE

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.

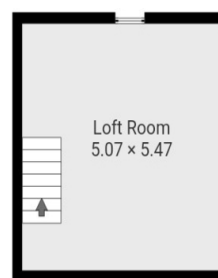
WHETHER BUYING OR SELLING LET US SMOOTH THE PATH TO YOUR NEW HOME.

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 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	61 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.