

64 Henry Street
Goole, DN14 6TG

Asking Price Of £97,500

Property Features

- Good Sized Inner Terrace House close to Town Centre
- Dining Room, Living Room & Kitchen
- 3 Bedrooms & Bathroom
- Gas CH, UPVC DG & enclosed Yard to rear
- Ideal first home or Investment Opportunity



Full Description

SITUATION

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



GROUND FLOOR

ENTRANCE

UPVC front door leading to:

DINING ROOM 14' 0" x 12' 6" (4.27m x 3.81m)

Radiator, 2 wall lights and enclosed staircase to the first floor.

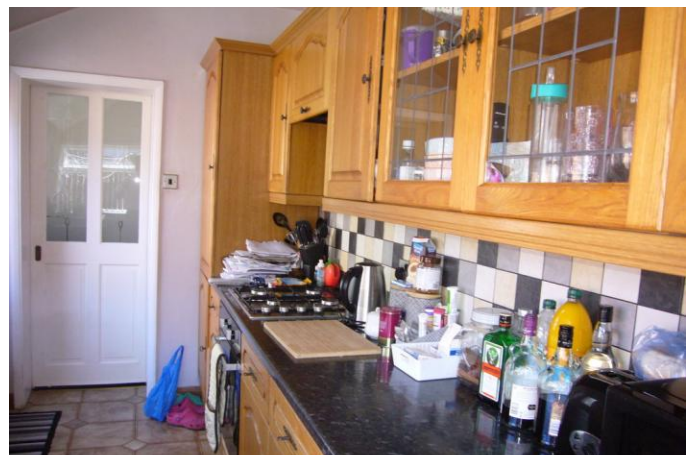


LIVING ROOM 13' 3" x 12' 6" (4.04m x 3.81m)

Adam style fireplace housing gas fire. Radiator and understairs cupboard.

KITCHEN 14' 0" x 6' 3" (4.27m x 1.91m)

Range of units comprising sink unit, base units with worktops, wall cupboards and larder unit. Built in oven and hob. Plumbing for auto washer. Radiator, part ceramic tiled walls and UPVC door to the rear Yard.



FIRST FLOOR

LANDING

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

FRONT BEDROOM 12' 6" x 11' 3" (3.81m x 3.43m)

Radiator and cupboard overstairs.

REAR BEDROOM 10' 9" x 7' 0" (3.28m x 2.13m)

Radiator and gas central heating boiler.

BATHROOM

White suite comprising panelled in bath, pedestal washbasin and low flush WC. Shower overbath. Heated towel rail, built in cupboard and part ceramic tiled walls.

SECOND FLOOR

ATTIC BEDROOM 17' 9" x 12' 9" (5.41m x 3.89m)

This is approached via an enclosed staircase from the first floor Landing and has dormer window to front and radiator.

TO THE OUTSIDE

Enclosed Yard 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 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 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		
39-54	E	43 E	
21-38	F		
1-20	G		