



112 Ilkeston Avenue
Goole, DN14 6PW

Asking Price Of £99,950

Property Features

- Purpose Built First Floor Flat in popular location
- 15' Lounge & Kitchen
- 2 Double Bedrooms & Shower Room
- Gas CH, UPVC DG & Communal Gardens
- Ideal Investment Opportunity



Full Description

SITUATION

The property is best approached by taking the A614 Airmyrn Road out of Goole towards Howden and then turning third right into Western Road. Take the first right turn into Ilkeston Avenue 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 a purpose built First Floor Flat being situated on the edge of the Inland Port Town of Goole which is ideally placed for Hull, York, Leeds and the M62 Motorway. The property is an Ideal Investment Opportunity and the re-decorated accommodation presently comprises:



GROUND FLOOR

ENTRANCE HALL

UPVC front door, gas heater and enclosed staircase leading to the first floor.

FIRST FLOOR

LANDING

This is approached via the enclosed staircase from the Entrance Hall and opening from the Landing which has a linen cupboard are:

LOUNGE 15' 0" x 12' 6" (4.57m x 3.81m)

Contemporary electric fire and radiator.

KITCHEN 8' 6" x 8' 6" (2.59m x 2.59m)

Range of units comprising sink unit, base units with worktops, drawer unit and wall cupboards. Plumbing for auto washer. Radiator and part ceramic tiled walls.



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

Radiator.

REAR BEDROOM 11' 9" x 11' 3" (3.58m x 3.43m)

Built in cupboard, radiator and cupboard housing gas central heating boiler.

SHOWER ROOM

White suite comprising shower cubicle, pedestal washbasin and low flush WC. Radiator and part ceramic tiled walls.

TO THE OUTSIDE

Communal Gardens to front and 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.

TENURE

The Tenure of the property is Leasehold and is held on a 125 year Lease which commenced on the 12th March 1990.

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.

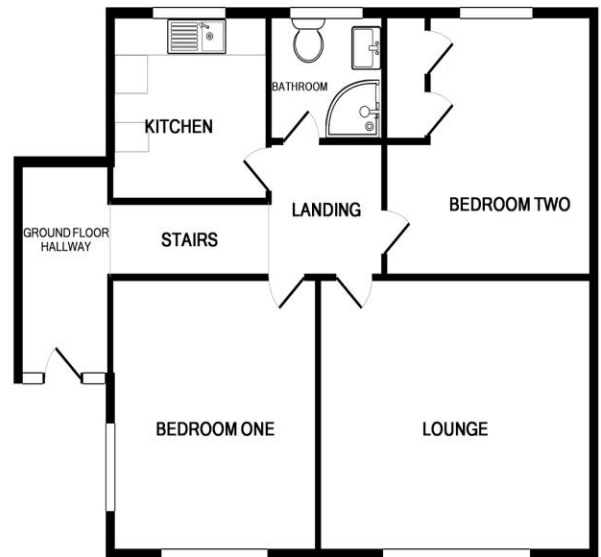
ENERGY PERFORMANCE GRAPHS

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		
55-68	D	59 D	60 D
39-54	E		
21-38	F		
1-20	G		



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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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