



144 Centenary Road
Goole, DN14 6PE

Asking Price Of £170,000

Property Features

- Traditional Semi-Detached House in sought after area
- Living Room, Dining Room, Breakfast Room & Kitchen
- 3 Bedrooms, Bathroom & Separate Toilet
- Gas CH, UPVC DG, 20' Garage & Gardens
- In need of general up dating



Full Description

SITUATION

From the Railway Crossing traffic lights in the centre of Goole take Boothferry Road to the Green Horn Corner traffic lights and turn right into Airmyn Road. Take the first right turn into Centenary Road where the property will be found on the left handside clearly marked by one of our For Sale boards

THE PROPERTY

This consists of a Traditional Semi-Detached House being situated in a sought after residential location within easy walking distance of Goole Town Centre and all local amenities. The spacious accommodation which is in need of general updating presently comprises:

GROUND FLOOR

ENTRANCE PORCH

UPVC framed double doors, part tiled walls and leading to:

HALLWAY

Radiator, large understairs cupboard and spindled staircase to the first floor.

LIVING ROOM 14' 3" x 13' 0" (4.34m x 3.96m)

Gas fire, bay window to front, radiator and sliding doors into:

DINING ROOM 14' 9" x 11' 6" (4.5m x 3.51m)

Gas fire, radiator and bay window to rear.

BREAKFAST ROOM 9' 6" x 9' 6" (2.9m x 2.9m)

Radiator and fireplace recess.



KITCHEN 14' 3" x 8' 3" (4.34m x 2.51m)

Range of units comprising sink unit, base units with worktops, wall cupboards and larder unit. Built in oven and hob. Plumbing for auto washer. Part ceramic tiled walls, kick space heater and UPVC door to rear garden.

FIRST FLOOR

LANDING

This is approached via the spindled staircase from the Hallway and opening from the Landing are:

FRONT BEDROOM 15' 0" x 11' 9" (4.57m x 3.58m)

Range of built in wardrobes, cupboards, dressing table and bedside cabinets. Bay window to front and radiator.

REAR BEDROOM 13' 0" x 11' 6" (3.96m x 3.51m)

Radiator

REAR BEDROOM 9' 9" x 9' 6" (2.97m x 2.9m)

Radiator.

BATHROOM

White Suite comprising panelled in bath and pedestal washbasin. Shower over bath with side screen. Radiator, ceramic tiled walls and cupboard housing gas central heating boiler.

SEPERATE TOILET

White low flush WC

TO THE OUTSIDE

Concrete sectional GARAGE 20' x 10' 6" with up and over door to front, personal door to side, power laid on and driveway approach from Centenary Road.

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 C, 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.

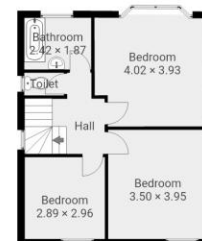
WHETHER BUYING OR SELLING LET US SMOOTH THE PATH TO YOUR NEW HOME.

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.



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. EPC147 DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

4 Belgravia,
Goole,
DN14 5BU

www.townenddegg.co.uk
sales@townenddegg.co.uk
01405 762557

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