

16 Marshfield Avenue
Goole, DN14 5JH

Asking Price Of £105,000

Property Features

- Good sized Terrace House close to Town Centre
- Sitting Room, Living Room & Kitchen
- 4 Bedroom & Bathroom
- Partial Gas CH, UPVC DG & Rear Yard
- In need of updating and modernisation



Full Description

SITUATION

From the Clock Tower roundabout in the centre of Goole take North Street and proceed around the sharp left hand bend into Hook Road. Take the fourth left turn into Marshfield Road and then the second right turn into Marshfield Avenue. 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 good sized Inner Terrace House being situated in a popular location within easy walking distance of all Town Centre amenities. The accommodation which extends over 3 floors and is in need of modernisation presently comprises:

GROUND FLOOR

ENTRANCE PASSAGE

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

SITTING ROOM 14' 9" x 10' 0" (4.5m x 3.05m)

Stone fire surround housing gas fire. Bay window to front and radiator.

LIVING ROOM 13' 6" x 13' 0" (4.11m x 3.96m)

Stone fire surround housing electric fire with display shelf to side. Radiator, understairs cupboard, wall light and fan light.

KITCHEN 14' 3" x 7' 0" (4.34m x 2.13m)

Range of units comprising sink unit, base units with worktops and wall cupboards. 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 Entrance Passage and opening from the Landing which has a radiator are:

FRONT BEDROOM 13' 6" x 12' 6" (4.11m x 3.81m)

Radiator.

REAR BEDROOM 10' 6" x 9' 9" (3.2m x 2.97m)

Built in cupboard housing gas central heating boiler.

BATHROOM

Coloured suite comprising panelled in bath, pedestal washbasin, low flush WC and shower cubicle. Heated towel rail and ceramic tiled walls.

SECOND FLOOR

LANDING

This is approached via the staircase from the first floor landing and opening from the small second floor landing are:

FRONT BEDROOM 13' 6" x 12' 6" (4.11m x 3.81m)

Cupboard overstairs.

REAR BEDROOM 13' 6" x 8' 9" (4.11m x 2.67m)

Access into Roof storage space.

TO THE OUTSIDE

Small forecourt

Enclosed Yard to rear with 2 Stores.

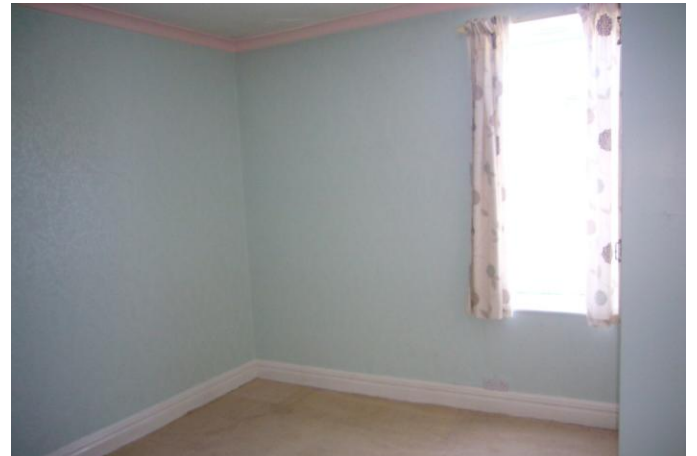
SERVICES

It is understood that mains drainage, mains water, electricity and gas are laid to the property. There is partial 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.

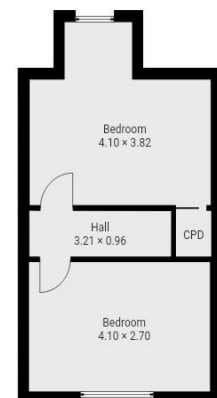
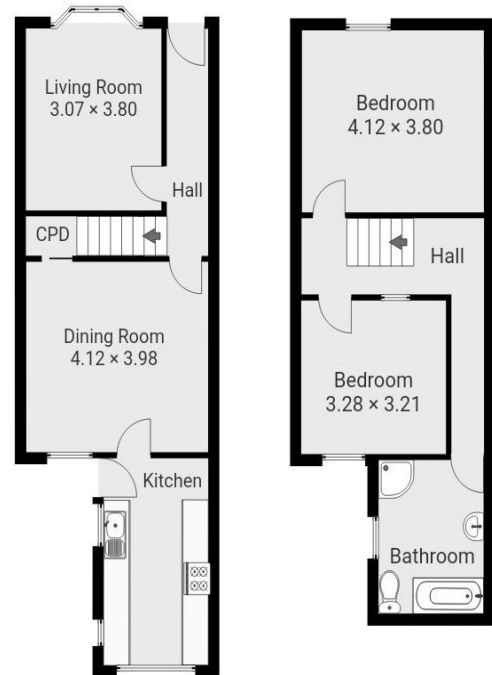
WHETHER BUYING OR SELLING LET US SMOOTH THE PATH TO YOUR NEW HOME.

ENERGY PERFORMANCE 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		81 B
69-80	C		
55-68	D	60 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