



Apartment 1, 48 Aire Street  
Goole, DN14 5QE

**Asking Price Of £57,500**

# Property Features

- First Floor Apartment in Converted Period Building
- Lounge & Kitchen
- Double Bedroom & Shower room
- Electric Heating & UPVC Double Glazing
- Ideal for all Town Centre Amenities



## Full Description

### SITUATION

The property is best approached from the Clock Tower in the centre of Goole by taking North Street from the roundabout and then turning first right into Aire Street. The property will be found on the right hand side.

### THE PROPERTY

This consists of a First Floor Apartment being part of a sympathetic conversion of a large Period building situated close to the centre of Goole and within easy walking distance of all local amenities. The accommodation presently comprises:-



### GROUND FLOOR

#### COMMUNAL ENTRANCE HALL

Staircase leading to the First Floor.

#### FIRST FLOOR LANDING

Leading to:

#### APARTMENT ENTRANCE HALL

Telephone entry door system.



#### LOUNGE 13' 9" x 10' 3" (4.19m x 3.12m)

Marble feature fireplace surround and night store heater.

#### KITCHEN 7' 6" x 5' 9" (2.29m x 1.75m)

Range of units comprising single drainer sink unit, base units with worktops and wall cupboard. Built-in oven and hob with extractor over. Plumbing for automatic washing machine.

#### BEDROOM 11' 0" x 9' 6" (3.35m x 2.9m)

Original Cast Iron and tiled fireplace and night store heater.



## SHOWER ROOM

White suite comprising shower cubicle, pedestal wash basin and low flush W.C.

## SERVICES

It is understood that mains drainage, mains water and electricity are laid to the property. The property has electric central heating from night store heaters 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 being held on a 999 year Lease which commenced on the 15th March 2015. It is understood that the Ground Rent payable is £25 per annum with the current Annual Service Charge being £175 per annum. Should you require any further details regarding the Lease please contact the Selling Agents Goole Office.

## INVESTMENT OPPORTUNITY

It should be noted that the property is being offered For Sale with the existing Tenant in situ and therefore is an ideal Buy To Let Investment Opportunity as Apartment 1 is currently Let on a Periodic Tenancy at a Rent of £425 per calendar month.

## 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

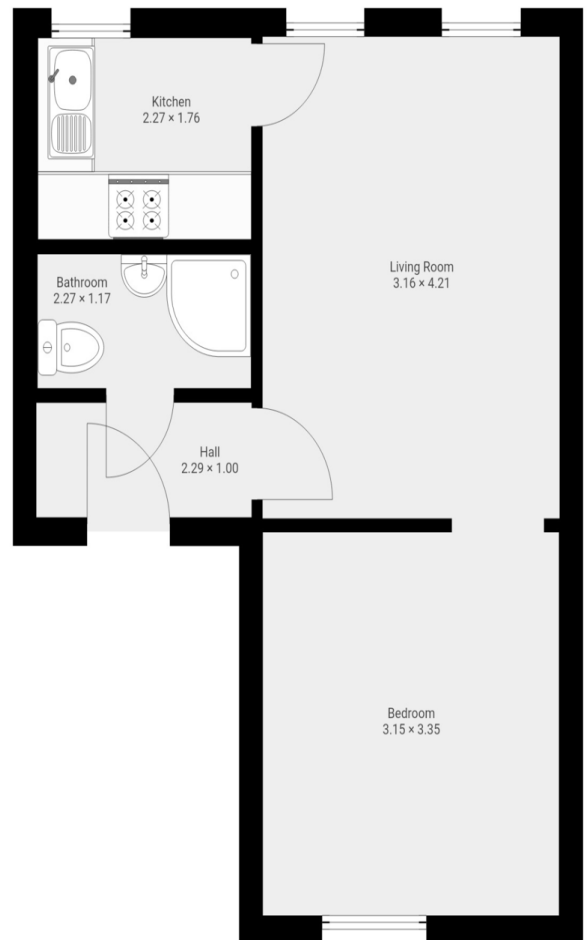
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WHETHER BUYING OR SELLING LET US SMOOTH THE PATH TO YOUR NEW HOME.

## ENERGY PERFORMANCE GRAPHS

An Energy Performance Certificate is available to view at the Agent's Offices and the Energy Efficiency Rating and Environmental (CO<sub>2</sub>) Impact Rating Graphs are shown.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	55 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.