



23 Axholme Street
Goole, DN14 5JF

Asking Price Of £93,000

Property Features

- Re-decorated Inner Terrace House in popular location
- Living Room & 14' Dining Kitchen
- 2 Bedrooms & Bathroom
- Gas CH, UPVC DG & Rear Yard with Washhouse
- An ideal First Home or Investment Opportunity

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 second left turn into Axholme 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 being situated in a popular location just off Hook Road and within easy walking distance of all Town Centre amenities. The property is an ideal First Home or Investment Opportunity and the re-decorated accommodation presently comprises:

GROUND FLOOR

ENTRANCE PASSAGE

UPVC front door, radiator and enclosed staircase to the first floor.

LIVING ROOM 11' 9" x 11' 3" (3.58m x 3.43m)

Brick feature fireplace recess housing electric fire, and radiator.

DINING KITCHEN 14' 0" x 9' 9" (4.27m x 2.97m)

Range of pine units comprising sink unit, base units with worktops and drawer unit. Adam style fireplace with pine surround having cast iron and tiled inset, crockery cupboards to side, understairs cupboard, radiator, quarry tiled floor and door to rear yard.

FIRST FLOOR

LANDING

This is approached via the enclosed staircase from the Entrance Passage and opening from the Landing are:



FRONT BEDROOM 8' 9" x 7' 9" (2.67m x 2.36m)

Radiator.

REAR BEDROOM 15' 6" x 9' 9" (4.72m x 2.97m)

2 Radiators and cupboard overstairs.

BATHROOM

White suite comprising panelled in bath, pedestal washbasin and low flush WC. Shower overbath with side screen. Radiator, part ceramic tiled walls and airing cupboard housing cylinder.

TO THE OUTSIDE

Washhouse 13' 3" x 4' 3" with Belfast sink.

Enclosed Yard to rear with Store, and having pedestrian access from the front via the shared passageway.

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.

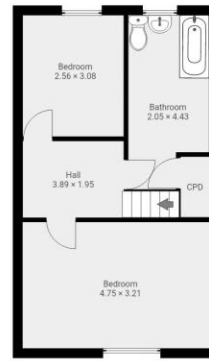
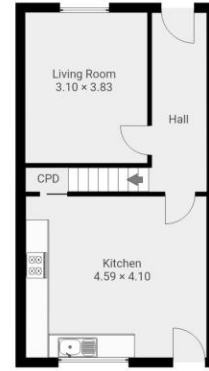
WHETHER BUYING OR SELLING LET US SMOOTH THE PATH TO YOUR NEW HOME.

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.



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. EPC247 DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	69 C	
55-68	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