



63 Oxford Road
Goole, DN14 6NY

Guide Price £130,000
OFFERS INVITED

Property Features

- Good sized End Terrace House in popular location
- 19' Lounge & 19' Dining Kitchen
- 3 Bedrooms & Bathroom
- Gas CH, UPVC DG, Gardens & Garage
- In need of modernisation and refurbishment



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 and then the fourth left turn into Oxford Road. The property will be found on the left handside clearly marked by one of our distinctive For Sale boards

THE PROPERTY

This consists of an End Terrace House being situated in a popular location within easy reach of Goole Town Centre and all local amenities. The good sized accommodation, which is in need of modernisation and refurbishment and presently comprises:



GROUND FLOOR

ENTRANCE HALL

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

LOUNGE 19' 6" x 12' 6" (5.94m x 3.81m)

Tiled fireplace and radiator.



DINING KITCHEN 19' 6" x 9' 6" (5.94m x 2.9m)

Range of units comprising sink unit, base units with worktops and wall cupboards. Plumbing for auto washer. Contemporary radiator, part ceramic tiled walls, understairs cupboard and UPVC door to the rear garden.

PANTRY

Cold slab and shelves.

FIRST FLOOR



LANDING

This is approached via the enclosed staircase from the Entrance Hall and opening from the Landing which has cupboard housing gas central heating boiler are:

FRONT BEDROOM 12' 6" x 10' 9" (3.81m x 3.28m)

Radiator.

FRONT BEDROOM 10' 9" x 6' 6" (3.28m x 1.98m)

Radiator.

REAR BEDROOM 13' 6" x 8' 6" (4.11m x 2.59m)

Radiator.

BATHROOM

Coloured suite comprising panelled in bath and pedestal washbasin. Electric shower over bath. Radiator and part ceramic tiled walls.

SEPERATE TOILET

Low flush WC.

TO THE OUTSIDE

Concrete sectional GARAGE to rear.

Gardens to front and rear with Pond at the rear.

Greenhouse.

NOTE : In order to use the East Riding of Yorkshire Council accessway situated between 61 and 63 Oxford Road, to gain access to the Garage at the rear then a current Annual Fee of £70 is payable to the Council.

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 (boiler approximately 3 years old) 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 B, 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.

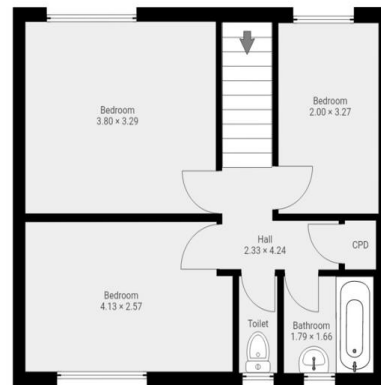
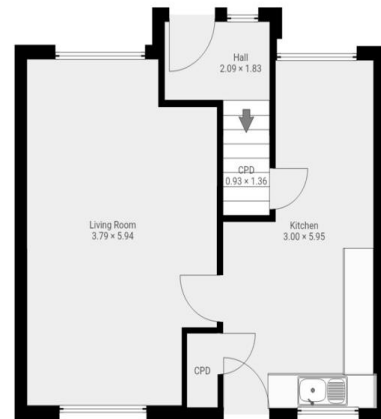
WHETHER BUYING OR SELLING LET US SMOOTH THE PATH TO YOUR NEW HOME.

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		85 B
69-80	C	72 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