



46 Centenary Road
Goole, DN14 6NS

Asking Price Of £120,000

Property Features

- Pleasant End Terrace Bungalow in popular location
- Lounge & Kitchen
- 2 Bedrooms & Shower Room
- Gas CH, UPVC DG, Off Street Parking & Gardens
- Within walking distance of Town Centre amenities



Full Description

SITUATION

From the Railway Crossing traffic lights in the centre of Goole take Pasture Road. At the mini roundabout turn left into Centenary Road where the property will be found on the right handside clearly marked by one of our For Sale boards.

THE PROPERTY

This consists of a pleasant End Terrace Bungalow being situated in a popular residential location within easy walking distance of the Town Centre and all local amenities. The accommodation presently comprises:



ACCOMMODATION

ENTRANCE HALL

UPVC front door and radiator.

LOUNGE 14' 9" x 11' 0" (4.5m x 3.35m)

Radiator and built in cupboard.



KITCHEN 8' 6" x 6' 3" (2.59m x 1.91m)

Range of units comprising sink unit, base units with worktops, drawer unit and wall cupboards. Plumbing for auto washer. Radiator, UPVC door to side and built in cupboard housing gas central heating boiler.

FRONT BEDROOM 12' 6" x 9' 9" (3.81m x 2.97m)

Radiator

REAR BEDROOM 8' 6" x 7' 3" (2.59m x 2.21m)

Radiator

SHOWER ROOM

White suite comprising Shower cubicle, pedestal washbasin and low flush WC. Radiator and ceramic tiled walls.



TO THE OUTSIDE

Off street PARKING SPACE to side

Gardens to front & rear

Garden Shed

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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		