



6 River Close
Goole, DN14 5LL

Asking Price Of £250,000

Property Features

- Much improved Semi House in small quiet cul-de-sac
- 30' Open Plan Living Kitchen, Snug & Utility
- 3 Bedrooms, Bathroom & Balcony with River views
- Gas CH, UPVC DG, Garage & rear Garden with patio
- Sought after location within reach of Town Centre

Full Description

SITUATION

From the Clock Tower roundabout in the centre of Goole take North Street around the sharp left hand bend into Hook Road. Take the first right turn into Riversdale Drive and then the next right turn into River Close. The property will be found at the head of this small quiet cul-de-sac being clearly marked by one of our distinctive For Sale boards.

THE PROPERTY

This consists of a much improved Semi-Detached House enjoying views over the river at the rear being situated in a small quiet cul-de-sac in a sought after location just off Hook Road yet within walking distance of Town Centre amenities and ideally placed for Hull, York and the M62 Motorway. The good sized contemporary open plan living accommodation presently comprises:

GROUND FLOOR

ENTRANCE HALL

UPVC front door, radiator, ceramic tiled floor and spindled staircase to the first floor.

OPEN PLAN LIVING KITCHEN 30' 0" x 13' 0" (9.14m x 3.96m)

This contemporary modern living space comprises:

LIVING AREA 13' 0" x 12' 3" (3.96m x 3.73m)

Bay window to front, radiator and oak parquet floor.

KITCHEN AREA 12' 6" x 11' 0" (3.81m x 3.35m)

Extensive range of shaker style units comprising Belfast sink, base units with oak worktops and upstands, wall cupboards and larder unit. Range master cooker with extractor over. Integrated dishwasher. Island unit with oak worktops and breakfast bar. Radiator, downlighters and oak parquet floor.



SNUG 13' 6" x 7' 3" (4.11m x 2.21m)

Understairs cupboard, radiator, oak parquet floor and patio doors to the rear garden.

UTILITY ROOM 11' 3" x 5' 6" (3.43m x 1.68m)

Plumbing for auto washer, electric radiator, downlighters, ceramic tiled floor and UPVC door to the rear garden.

CLOAKROOM

White suite comprising low flush WC and corner washbasin.

FIRST FLOOR

LANDING

This is approached via the spindled staircase from the Entrance Hall and opening from the Landing are:

FRONT BEDROOM 14' 3" x 11' 3" (4.34m x 3.43m)

Bay window to front and radiator.

FRONT BEDROOM 7' 9" x 7' 3" (2.36m x 2.21m)

Radiator and cupboard overstairs housing gas central heating boiler.

REAR BEDROOM 12' 3" x 11' 3" (3.73m x 3.43m)

Radiator and French doors leading to:

BALCONY 19' 0" x 5' 0" (5.79m x 1.52m)

Open views over the River at the rear.

BATHROOM 9' 0" x 8' 6" (2.74m x 2.59m)

White contemporary suite comprising roll top style bath, hand wash bowl over drawers, low flush WC and walk in shower. Heated towel rail and porcelain tiled walls and floor.

OUTSIDE

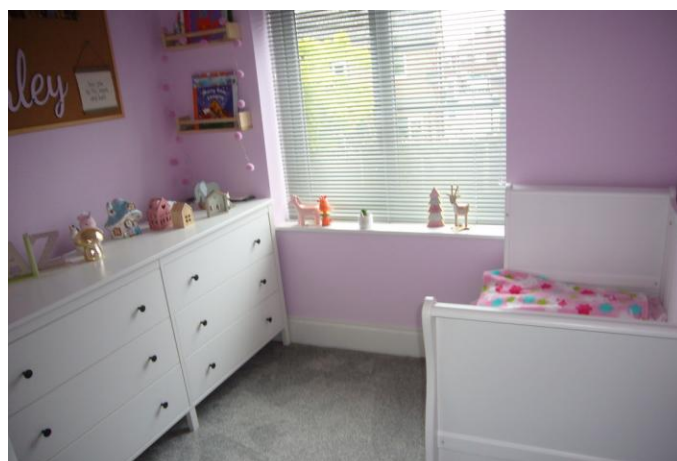
Concrete sectional GARAGE with up and over door to front and driveway approach from River Close, together with additional off street parking to front.

Good sized Garden to rear with Patio area, and gate leading to the river bank.

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 C, 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.

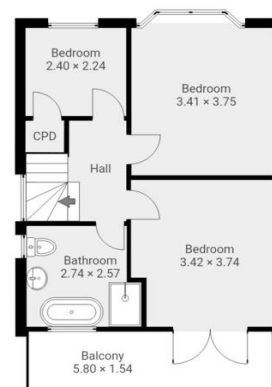
WHETHER BUYING OR SELLING LET US SMOOTH THE PATH TO YOUR NEW HOME.

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		
69-80	C		79 C
55-68	D	65 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 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.