



64 Thorntree Lane  
Goole, DN14 6LW

**Asking Price Of £175,000**



# Property Features

- Extremely Well Presented Semi Detached House
- Lounge, Conservatory & Kitchen
- 3 Bedrooms & Bathroom
- Gas CH, UPVC DG, Garage, Car Port & Gardens
- Sought after Location on the edge of Town

## Full Description

### SITUATION

The property is best approached from the Railway Crossing / Traffic Lights in the centre of Goole by travelling along Pasture Road and into Westfield Avenue. On reaching the new Tesco Express turn right into Newclose Lane and then take the first left turn into Thorntree Lane. The property will be found on the right hand side clearly marked by one of our distinctive For Sale boards.

### THE PROPERTY

This consists of a well presented Semi-Detached House being situated in a sought after residential location towards the edge of the Inland Port Town of Goole yet still within easy reach of the Town Centre and all local amenities. The Cities of Hull, York and Leeds are within commuting distance and the accommodation presently comprises:-

### GROUND FLOOR

#### ENTRANCE HALL

Composite front door, radiator, Karndean floor and staircase leading to the First Floor.

#### L SHAPED LOUNGE DINER 15' 9" x 14' 6" (4.8m x 4.42m)

Adam style fireplace housing living flame gas fire. Radiator, understairs cupboard and French doors leading to :-

#### CONSERVATORY 9' 9" x 9' 3" (2.97m x 2.82m)

Electric heater, wall light, and French doors leading to rear garden.

#### KITCHEN 8' 0" x 8' 0" (2.44m x 2.44m)

Range of units comprising single drainer sink unit, base units with worktops, drawer units and wall cupboards. Built-in oven and hob with extractor over. Integrated fridge. Plumbing for automatic washing machine. Spotlights, downlighters, part ceramic tiled walls, Karndean floor and cupboard housing gas fired central heating boiler.



## FIRST FLOOR

### LANDING

This is approached via the staircase from the Entrance Hall and opening from the Landing which has a cupboard over stairs are:-

**FRONT BEDROOM** 12' 9" x 8' 6" (3.89m x 2.59m)

Radiator

**REAR BEDROOM** 13' 3" x 7' 9" (4.04m x 2.36m)

Radiator

**REAR BEDROOM** 8' 3" x 6' 3" (2.51m x 1.91m)

Radiator

### BATHROOM

White suite comprising panelled-in bath, pedestal wash basin and low flush W.C. Shower over bath with side screen. Radiator and part ceramic tiled walls.

### TO THE OUTSIDE

Concrete sectional GARAGE 17' x 8' with up and over door to front, personal door to side, power laid on and driveway approach from Thorntree Lane.

Car Port 19' 8' 6"

The property has the benefit of hard landscaped gardens to front and rear.

### 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 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.





## ESTATE AGENTS ACT

It should be noted that in accordance with the Estate Agents Act that one of the owners is an Employee of Townend Clegg & Co.

## 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.



64 Thorntree Lane, Goole

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 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