



56 Elsie Street
Goole, DN14 6DX

Asking Price Of £135,000

Property Features

- Well presented Semi Detached House in popular Location
- Lounge, Dining Kitchen & Utility
- 2 Double Bedrooms & Bathroom
- Gas CH, UPVC DG, Off Street Parking & Garden
- Within walking distance of all Town Centre amenities



Full Description

SITUATION

From the Railway Crossing traffic lights in the centre of Goole take Pasture Road. After passing over the mini roundabout at the junction with Centenary Road take the second left turn into Elsie Street where the property will be found on the right handside.

THE PROPERTY

This consists of a well presented Semi-Detached House being situated in a popular residential location just off Pasture Road and within easy walking distance of all Town Centre amenities. The accommodation presently comprises:



GROUND FLOOR

ENTRANCE LOBBY

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



LOUNGE 14' 9" x 11' 6" (4.5m x 3.51m)

Electric fire and radiator.

DINING KITCHEN 13' 9" x 7' 9" (4.19m x 2.36m)

Range of units comprising sink unit, base units with worktops, wall cupboards and larder unit. Radiator, spotlights and part ceramic tiled walls.

UTILITY ROOM 7' 9" x 3' 9" (2.36m x 1.14m)

Plumbing for auto washer, gas central heating boiler, radiator, understairs recess and UPVC door to side.



FIRST FLOOR

LANDING

This is approached via the enclosed staircase from the Entrance Lobby and opening from the Landing which has a radiator are:

FRONT BEDROOM 14' 9" x 9' 3" (4.5m x 2.82m)

Cupboard overstairs and radiator.

REAR BEDROOM 11' 3" x 10' 0" (3.43m x 3.05m)

Built in cupboard and radiator.

BATHROOM

White suite comprising panelled in bath, vanity washbasin and low flush WC. Electric shower overbath. Radiator and part ceramic tiled walls.

TO THE OUTSIDE

Ample OFF STREET PARKING to front.

Lawned garden to front.

Enclosed lawned garden to rear with patio area and 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.

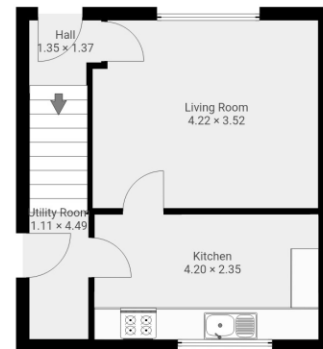
WHETHER BUYING OR SELLING LET US SMOOTH THE PATH TO YOUR NEW HOME.

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.



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. EPC147 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		77 C
55-68	D	62 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.