



39 Colonels Walk
Goole, DN14 6HJ

Asking Price Of £115,000

Property Features

- Inner Terrace House in popular location
- Sitting Room, Living Room & Kitchen
- 3 Bedrooms, Shower Room & Separate Toilet
- Gas CH, UPVC DG & Rear Garden
- Within easy walking distance of all amenities



Full Description

SITUATION

From the Railway crossing traffic lights in the centre of Goole take Pasture Road which in turn runs into Westfield Avenue. Take the next right turn into Colonels Walk where 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 Inner Terrace House being situated in a popular residential location within easy walking distance of the Town Centre and all local amenities. The good sized accommodation which extends over 3 floors presently comprises:



GROUND FLOOR

ENTRANCE PASSAGE

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

SITTING ROOM 11' 9" x 9' 3" (3.58m x 2.82m)

Stone fire surround housing electric fire and radiator.



LIVING ROOM 13' 0" x 12' 6" (3.96m x 3.81m)

Fire surround, radiator, and understairs cupboard.

KITCHEN 7' 9" x 6' 6" (2.36m x 1.98m)

Range of units comprising sink unit, base units with worktops and wall cupboards. Extractor unit, part ceramic tiled walls and UPVC door to the rear garden.

SHOWER ROOM

White suite comprising shower cubicle and vanity washbasin. Built in cupboard.



SEPERATE TOILET

White low flush WC

FIRST FLOOR

LANDING

This is approached via the enclosed staircase from the Entrance Passage and opening from the Landing are:

FRONT BEDROOM 12' 6" x 12' 0" (3.81m x 3.66m)

Radiator and cupboard overstairs.

REAR BEDROOM 12' 6" x 10' 3" (3.81m x 3.12m)

Radiator and gas central heating boiler.

SECOND FLOOR

ATTIC BEDROOM 14' 0" x 12' 6" (4.27m x 3.81m)

This is approached via an enclosed staircase from the first floor Landing and has 2 built in cupboards, Velux roof light and radiator.

TO THE OUTSIDE

Small forecourt.

Garden to rear with 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 PROCEEDURE

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		
69-80	C		80 C
55-68	D	57 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