



71 Marshfield Avenue
Goole, DN14 5JJ

Asking Price Of £115,000

Property Features

- End Terrace Townhouse in popular location
- 15' Lounge & Dining Kitchen with Shaker style units
- 2 Bedrooms & Bathroom
- Gas CH, UPVC DG & Gardens to front and rear.
- Within walking distance of all local amenities

Full Description

SITUATION

From the Clock Tower roundabout in the centre of Goole take North Street and proceed around the sharp left hand bend into Hook Road. Take the fourth left turn into Marshfield Road and then the second right turn into Marshfield Avenue. The property will be found on the right handside clearly marked by one of our distinctive For Sale boards.

THE PROPERTY

This consists of an End Terrace Townhouse being situated in a popular location within easy walking distance of all Town Centre amenities. The accommodation presently comprises:

GROUND FLOOR

ENTRANCE HALL

Composite front door and enclosed staircase to the first floor.

LOUNGE 15' 6" x 11' 3" (4.72m x 3.43m)

Adam style fireplace housing electric fire. Radiator.

DINING KITCHEN 14' 3" x 10' 6" (4.34m x 3.2m)

Range of Shaker style units comprising sink unit, base units with worktops, pan drawers and wall cupboards. Built in oven and ceramic hob with extractor over. Plumbing for auto washer. Radiator, gas central heating boiler and UPVC door to the rear Garden.

FIRST FLOOR

LANDING

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



MASTER BEDROOM 15' 6" x 11' 3" (4.72m x 3.43m)

Built in cupboard and radiator.

REAR BEDROOM 10' 6" x 7' 0" (3.2m x 2.13m)

Radiator and cupboard overstairs.

BATHROOM

White suite comprising panelled in bath, pedestal washbasin and low flush WC. Shower overbath with side screen. Heated towel rail and part ceramic tiled walls.

TO THE OUTSIDE

Gardens to front and rear with patio area to 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 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

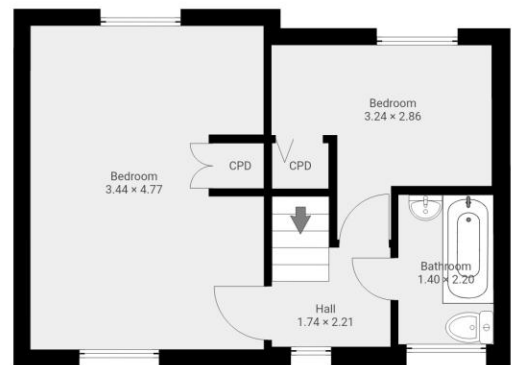
An Energy Performance Certificate is available to view at the Agent's Offices and the Energy Efficiency Rating and Environmental (CO₂) Impact Rating Graphs are shown.

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		
39-54	E	46 E	
21-38	F		
1-20	G		



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. EPIC247 DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

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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