



25 Richmond Drive  
Goole, DN14 5LG

**Offers In Region Of £170,000**

# Property Features

- Semi Detached Bungalow in sought after location
- Lounge & Kitchen
- 2 Double Bedrooms & Shower Room
- Gas CH, UPVC DG, Gardens & Garage
- Within walking distance of Town Centre amenities



## 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 second right turn into Richmond Drive 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 a Semi-Detached Bungalow being situated in a sought after location just off Hook Road yet still within walking distance of Town Centre amenities, and ideally placed for Hull, York and the M62 Motorway. The accommodation presently comprises:

### ACCOMODATION

#### ENTRANCE LOBBY

UPVC door leading to:

#### HALLWAY

Radiator.

#### LOUNGE 16' 0" x 11' 6" (4.88m x 3.51m)

Contemporary wall mounted electric fire, walk in bay window to front and radiator.

#### KITCHEN 9' 6" x 9' 6" (2.9m x 2.9m)

Range of units comprising sink unit, base units with worktops, drawer unit and wall cupboards. Built in oven and ceramic hob with chimney extractor over. Integrated fridge. Plumbing for auto washer. Radiator and part ceramic tiled walls.

#### FRONT BEDROOM 11' 9" x 9' 6" (3.58m x 2.9m)

Radiator.



### REAR BEDROOM 13' 0" x 10' 3" (3.96m x 3.12m)

Radiator.

### SHOWER ROOM

White suite comprising shower cubicle, vanity washbasin with cupboards under, and low flush WC. Radiator and part ceramic tiled walls.

### REAR LOBBY

Gas central heating boiler and UPVC door to the rear Garden.

### TO THE OUTSIDE

Concrete sectional GARAGE with up and over door to front, personal door to side and driveway approach from Richmond Drive which provides ample additional off street parking facilities.

Lawned 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.

### 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

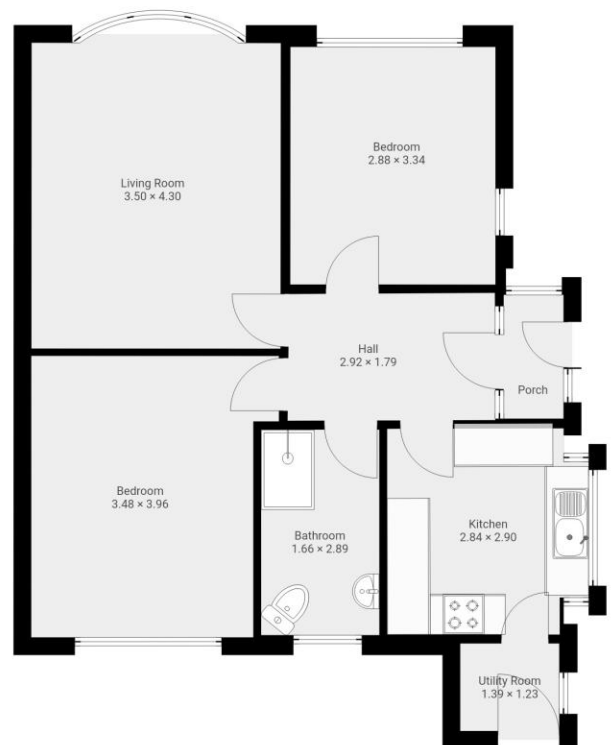
An Energy Performance Certificate is available to view at the Agent's Offices and the Energy Efficiency Rating and Environmental (CO<sub>2</sub>) Impact Rating Graphs are shown.

## 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		78 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. EPC247 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