



6 Chesham Grove  
Goole, DN14 6RR

**Asking Price Of £159,950**

# Property Features

- Semi-Detached House in popular edge of Town Location
- Lounge, Kitchen & Conservatory
- 3 Bedrooms & Bathroom
- Gas CH, UPVC DG, Brick Garage & Good Sized Gardens
- Ideally placed for Hull, York & M62



## Full Description

### SITUATION

The property is best approached by taking the A614 Airmyn Road out of Goole towards Howden and then turning third right into Western Road. Take the second left turn into Cobbler Hill and at the "T" Junction turn right into Woodfield Road. Take the second left turn into Chesham Grove where the property will be found on the right handside clearly marked by one of our distinctive For Sale boards.



### THE PROPERTY

This consists of a Semi-Detached House being situated in a popular residential location on the edge of the Inland Port Town of Goole yet still within easy reach of all local amenities, and ideally placed for Hull, York and the M62 motorway. The accommodation presently comprises:



### GROUND FLOOR

#### ENTRANCE HALL

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

#### LOUNGE 14' 6" x 14' 3" (4.42m x 4.34m)

Adam style fireplace housing living flame gas fire. Radiator and sliding patio door into:

#### CONSERVATORY 13' 6" x 8' 6" (4.11m x 2.59m)

Fanlight, ceramic tiled floor and French doors leading to the rear garden.

#### KITCHEN 14' 6" x 13' 9" (4.42m x 4.19m)

Range of units comprising sink unit, base units with worktops and wall cupboards. Integrated fridge freezer and dishwasher. Radiator, part ceramic tiled walls, ceramic tiled floor and understairs cupboard.



## FIRST FLOOR

### LANDING

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

**FRONT BEDROOM** 10' 9" x 8' 0" (3.28m x 2.44m)

Radiator, fanlight and leading to:

**FRONT BEDROOM** 10' 9" x 6' 0" (3.28m x 1.83m)

Radiator and cupboard overstairs housing gas central heating boiler.

**REAR BEDROOM** 13' 9" x 9' 3" (4.19m x 2.82m)

Built in wardrobes and cupboards, mirror fronted wardrobe, radiator and fanlight.

### BATHROOM

Coloured suite comprising corner bath, vanity washbasin and low flush WC. Electric shower overbath. Radiator and part ceramic tiled walls.

### TO THE OUTSIDE

Brick GARAGE with up and over door to front, personal door to side and driveway approach from Chesham Grove.

Hard landscaped Garden to front.

Good sized lawned Gardens to side and rear with Patio area, decked area, pond 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 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.

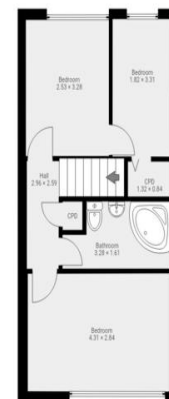
WHETHER BUYING OR SELLING LET US SMOOTH THE PATH TO YOUR NEW HOME.

## 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.



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. EPC247 DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	70 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.