



32 Riversdale Drive
Goole, DN14 5LJ

Asking Price Of £195,000

Property Features

- Good Sized Semi Detached House in popular location
- Lounge, Dining Room & Kitchen
- 3 Bedrooms, Bathroom & Separate Toilet
- Gas CH, UPVC DG, Garage & Gardens
- In need of modernisation and updating



Full Description

SITUATION

The property is best approached from the Clock Tower roundabout in the centre of Goole by taking North Street around the sharp left hand bend into Hook Road. Proceed for approximately half a mile and then turn right into Riversdale Drive where the property will be found on the right hand side.

THE PROPERTY

This consists of a good sized Semi Detached House being situated in a sought after residential location just off Hook Road being towards the edge of the Inland Port Town of Goole yet still within easy reach of all local amenities and within commuting distance of York, Hull and Leeds. The accommodation which is in need of general modernisation presently comprises:-



GROUND FLOOR

ENTRANCE HALL

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

LOUNGE 12' 9" x 12' 6" (3.89m x 3.81m)

Feature surround housing electric fire, bay window to front and radiator.

DINING ROOM 13' 9" x 9' 0" (4.19m x 2.74m)

Tiled fireplace, large picture window overlooking the rear garden, radiator and serving hatch from the kitchen.

KITCHEN 13' 9" x 9' 0" (4.19m x 2.74m)

Range of units comprising sink unit, base units with worktops and wall cupboards. Plumbing for auto washer. Radiator, part ceramic tiled walls, gas central heating boiler, understairs pantry and UPVC door to side.



FIRST FLOOR

LANDING

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

FRONT BEDROOM 14' 6" x 11' 3" (4.42m x 3.43m)

Bay window to front and radiator.

FRONT BEDROOM 8' 6" x 7' 9" (2.59m x 2.36m)

Radiator and cupboard overstairs.

REAR BEDROOM 12' 3" x 11' 3" (3.73m x 3.43m)

Radiator.

BATHROOM

Coloured suite comprising panelled in bath and pedestal washbasin. Radiator, part ceramic tiled walls and cupboard housing cylinder.

SEPERATE TOILET

Coloured low flush WC and part ceramic tiled walls.

TO THE OUTSIDE

Concrete sectional GARAGE with up and over door to front, personal door to rear and block paved driveway from Riversdale Drive, which provides additional Off Street Parking.

Lawned Garden to front and hard landscaped 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 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.

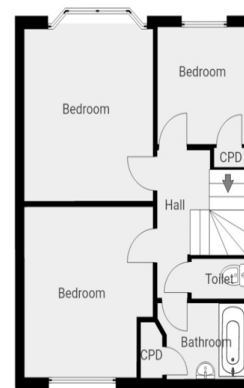
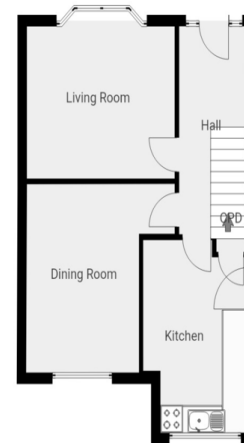
ENERGY PERFORMANCE GRAPHS

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		83 B
69-80	C	70 C	
55-68	D		
39-54	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.