

20 Banks Close
Goole, DN14 6YR

Asking Price of £162,500

Property Features

- Superbly presented End Terrace Townhouse
- Lounge, Dining Kitchen & Cloakroom
- 2 Double Bedrooms & Bathroom
- Gas CH, UPVC DG, Off Street Parking & Gardens
- Sought after location on the edge of Town



Full Description

SITUATION

The property is best approached from the Railway Crossing traffic lights in the centre of Goole by travelling along Pasture Road and into Woodland Avenue. At the Tesco Express turn right into Newclose Lane, and then turn first left into Thorntree Lane. Proceed to the end of Thorntree Lane and follow the road to the left before turning right into Earl Street. Take the first left into Bank Close 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 superbly presented End Terrace Townhouse which has the benefit of an NHBC Warranty until 2028, being situated in a sought after location on the edge of Goole yet still within easy reach of all local amenities. The good sized accommodation presently comprises:



GROUND FLOOR

ENTRANCE HALL

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

LOUNGE 14' 0" x 10' 9" (4.27m x 3.28m)

Bay window to front, radiator and large understairs cupboard.



DINING KITCHEN 11' 3" x 9' 9" (3.43m x 2.97m)

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

CLOAKROOM

White suite comprising low flush WC and pedestal washbasin with tiled splash back. Radiator.

REAR ENTRANCE HALL

Radiator and UPVC door leading to the rear garden.

FIRST FLOOR

LANDING

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

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

Radiator and cupboard overstairs housing gas central heating boiler.

REAR BEDROOM 11' 3" x 8' 3" (3.43m x 2.51m)

Radiator.

BATHROOM

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

TO THE OUTSIDE

Two off STREET PARKING SPACES to rear.

Planted garden area to front.

Enclosed lawned garden to rear with raised decked area, and personal gate leading to the parking spaces.

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.

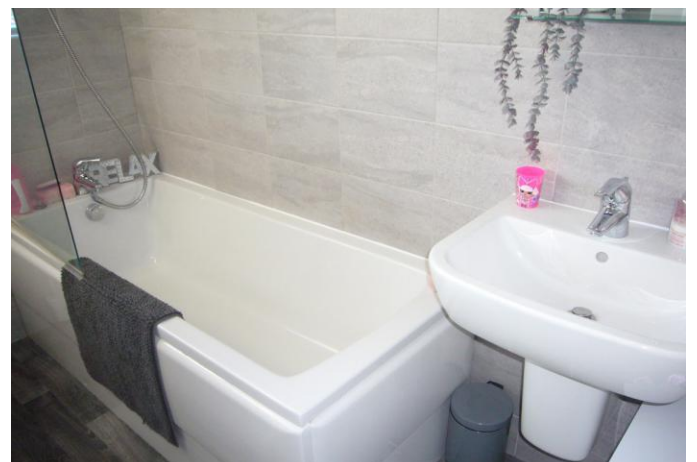
None of the services or associated appliances have been checked or tested.

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.

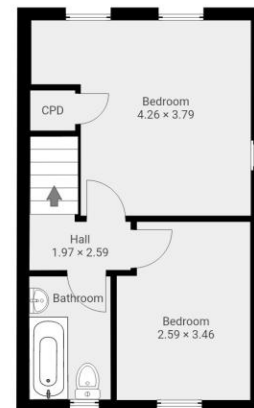
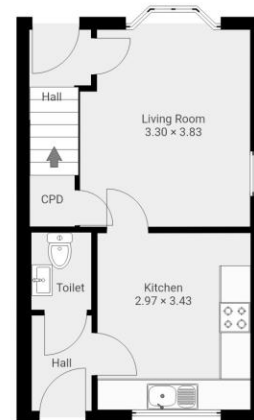
ENERGY PERFORMANCE GRAPHS

An Energy Performance Certificate is available to view at the Agent's Offices and the Energy Efficiency Rating and Environmental (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 | | 96 A |
| 81-91 | B | 83 B | |
| 69-80 | 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