



1 High Meadow

Gowdall, Nr Goole, DN14 0AQ

Asking Price Of £175,000

Property Features

- Semi-Detached House in popular rural Village
- Lounge, Kitchen & Cloakroom
- 3 Bedrooms, Wet Room & Attic Room
- Gas CH, UPVC DG & Good Sized Gardens
- Ideally placed for Goole, Selby, Snaith & J34 of M62



Full Description

SITUATION

From Goole take the A614 and then the A1041 into Snaith. At the mini-roundabout in the centre of the Town turn right and after passing over the Railway Crossing turn left into Gowdall Lane. Proceed into Gowdall and on entering the Village along Main Street take the first left turn into the High Meadow cul-de-sac where the property will be found on the left handside clearly marked by our distinctive For Sale boards.



THE PROPERTY

This consists of a Semi-Detached House being situated in a small cul-de-sac on the edge of the popular rural Village of Gowdall which is ideally placed for Goole, Selby, Snaith and J34 of the M62 Motorway. The accommodation presently comprises:



GROUND FLOOR

ENTRANCE HALL

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

LOUNGE 14' 9" x 12' 0" (4.5m x 3.66m)

Rustic brick fire surround housing electric stove. Radiator.

KITCHEN 15' 9" x 8' 6" (4.8m x 2.59m)

Range of units comprising sink unit, base units with worktops, wall cupboards and wine rack. Built in oven and hob with extractor over. Plumbing for automatic washer. Radiator, ceramic tiled walls and ceramic tiled floor.



CLOAKROOM

White suite comprising low flush WC. Ceramic tiled walls and ceramic tiled floor.

SIDE ENTRANCE LOBBY

Understairs recess, ceramic tiled floor 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 11' 9" x 11' 0" (3.58m x 3.35m)

Original cast iron fireplace. Built in cupboards, radiator and cupboard housing gas central heating boiler.

REAR BEDROOM 12' 0" x 10' 0" (3.66m x 3.05m)

Built in cupboard, radiator and staircase leading to the Attic Room.

REAR BEDROOM 8' 9" x 8' 6" (2.67m x 2.59m)

Radiator.

WET ROOM

White suite comprising electric shower. Pedestal washbasin and low flush WC. Radiator and ceramic tiled walls.

SECOND FLOOR

ATTIC ROOM 11' 0" x 10' 6" (3.35m x 3.2m)

This is approached via a staircase from the large rear Bedroom, and has a Velux roof light and eaves storage space.

TO THE OUTSIDE

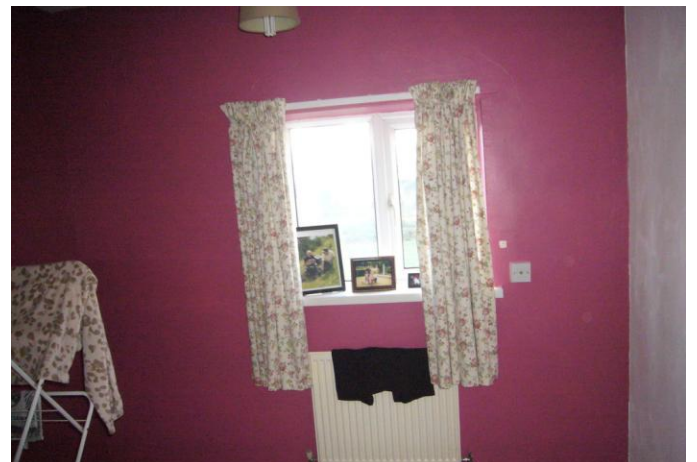
Timber GARAGE with driveway from High Meadow. Workshop and brick Washhouse.

Good sized Gardens to front, side 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 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 | | 83 B |
| 69-80 | C | 69 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |