



57 Rutland Road  
Goole, DN14 6LU

**Asking Price Of £135,000**

# Property Features

- Semi Detached House in need of Full Refurbishment
- Lounge, Dining Room & Kitchen
- 3 Bedrooms & Bathroom
- uPVC DG, Garage & Gardens
- Popular Location within easy reach of Town Centre



## Full Description

### SITUATION

From the railway crossing traffic lights in the centre of Town take Pasture Road which in turn runs into Westfield Avenue and then into Rutland Road. The property will be found on the left handside of Rutland Road clearly marked by one of our distinctive For Sale boards.

### THE PROPERTY

This consists of a traditional Semi-Detached House being situated in a sought after location towards the edge of Goole yet still within easy reach of all Town Centre amenities. The good sized accommodation which is in need of full refurbishment presently comprises:



### GROUND FLOOR

#### ENTRANCE HALL

uPVC door and enclosed staircase leading to the First Floor.

#### LOUNGE 16' 0" x 13' 5" (4.88m x 4.09m)

Tiled fireplace housing gas fire and bay window to front.



#### DINING ROOM 11' 6" x 10' 3" (3.51m x 3.12m)

Gas fire with crockery cupboards and drawers to side.

#### KITCHEN 8' 3" x 7' 6" (2.51m x 2.29m)

Range of units comprising sink unit, base units with worktops and wall cupboards. Ceramic tiled walls.

#### PANTRY 6' 0" x 5' 0" (1.83m x 1.52m)

Shelves.

#### REAR PORCH 9' 3" x 5' 3" (2.82m x 1.6m)

uPVC frame door to the rear garden.



## FIRST FLOOR

### LANDING

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

### FRONT BEDROOM 14' 3" x 9' 9" (4.34m x 2.97m)

Range of built-in wardrobes and cupboards. Bay window to front.



### BOX ROOM 4' 9" x 3' 9" (1.45m x 1.14m)

### REAR BEDROOM 11' 3" x 10' 3" (3.43m x 3.12m)

Range of built-in wardrobes, cupboards, and drawers.

### REAR BEDROOM 8' 3" x 7' 6" (2.51m x 2.29m)

### BATHROOM

White suite comprising panelled in bath and pedestal washbasin. Ceramic tiled walls and airing cupboard housing cylinder.



### SEPARATE TOILET

White low flush W.C.

### TO THE OUTSIDE

GARAGE with up and over door to front, personal door to side and driveway approach from Rutland Road.



Lawned Gardens to front and rear.

**SERVICES** It is understood that mains drainage, mains water, electricity and gas are laid to the property. The windows are double glazed with uPVC framed sealed units.

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

### COUNCIL TAX BAND

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.



## OFFICE 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 GRAPH

An Energy Performance Certificate is available to view at the Agent's Offices and the Energy Efficiency Rating Graph is 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		82 B
69-80	C		
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		