



21 Fountayne Street
Goole, DN14 5HG

Asking Price Of £160,000

Property Features

- Spacious Edwardian House in popular location
- 2 Reception Rooms, Kitchen, Utility & Store Room
- 4 Bedrooms & Bathroom
- Gas CH, UPVC DG, Garage & Gardens
- In need of general updating

Full Description

SITUATION

From the Clock Tower roundabout in the centre of Goole take North Street and proceed around the sharp left hand bend into Hook Road. Take the sixth left turn into Fountayne Street where the property will be found on the left handside clearly marked by one of our distinctive For Sale boards.

THE PROPERTY

This consists of an Edwardian Terraced House with a wealth of original features being situated in a popular residential location just off Hook Road and within easy walking distance of all Town Centre amenities. The spacious accommodation which has Edwardian architraves, picture rails and coving is in need of general updating and presently comprises:

GROUND FLOOR

ENTRANCE VESTIBULE

UPVC framed front door, original Edwardian tiled floor, part ceramic tiled walls and stained glass door leading to:

HALLWAY

Radiator, understairs cupboard, original Edwardian Mosaic tiled floor and impressive spindled staircase to the first floor.

LOUNGE 16' 9" x 13' 9" (5.11m x 4.19m)

Tiled fireplace housing electric fire, walk in bay window to front and 2 radiators.

DINING ROOM 14' 3" x 12' 0" (4.34m x 3.66m)

Contemporary wall mounted electric fire and radiator.

KITCHEN 15' 3" x 10' 9" (4.65m x 3.28m)

Range of units comprising sink unit, base units with worktops and wall cupboard. Built in oven and hob with extractor over. Integrated fridge. Radiator, part ceramic tiled walls and gas central heating boiler.



UTILITY ROOM 11' 0" x 7' 3" (3.35m x 2.21m)

Range of units comprising sink unit, base units with worktops, wall cupboard and larder unit. Indesit auto washer and Bosch chest freezer. Radiator, part ceramic tiled walls and UPVC framed door to the rear garden.



STORE ROOM 8' 0" x 5' 6" (2.44m x 1.68m)

Wall Cupboards.

CLOAKROOM

White low flush WC.

FIRST FLOOR

LANDING

This is approached via the impressive spindled staircase from the Hallway and opening from the Landing which has a radiator are:

FRONT BEDROOM 13' 3" x 12' 3" (4.04m x 3.73m)

Radiator.



FRONT BEDROOM 9' 9" x 5' 9" (2.97m x 1.75m)

Radiator.

REAR BEDROOM 14' 3" x 12' 0" (4.34m x 3.66m)

Built in cupboard, radiator and 2 wall lights.

REAR BEDROOM 11' 0" x 10' 9" (3.35m x 3.28m)

Radiator and free standing wardrobe.



BATHROOM 8' 9" x 7' 9" (2.67m x 2.36m)

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

SEPERATE TOILET

Coloured low flush WC and part ceramic tiled walls.

TO THE OUTSIDE

Concrete sectional GARAGE 17' x 8' with up and over door from the Lane at the rear and personal door from the rear garden.

Forecourt Garden and enclosed Garden to rear with Workshop / Garden Store.



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 PLAN

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		86 B
69-80	C		
55-68	D		
39-54	E	45 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