



36 Dunhill Road
Goole, DN14 6SS

Asking Price Of £125,000

Property Features

- Good sized Terrace House close to Town Centre
- Sitting Room, Living Room & Kitchen
- 4 Double Bedrooms, Bathroom & Cloakroom
- Gas CH, UPVC DG, Forecourt & rear Yard
- In need of modernisation and refurbishment

Full Description

SITUATION

From the railway crossing traffic lights in the centre of Goole take Boothferry Road out of Town. Take the sixth left turn into Dunhill Road 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 good sized Terrace House in a popular location close to the Town Centre and within easy reach of all local amenities. The accommodation which extends over 3 floors is in need of modernisation and refurbishment and presently comprises:

GROUND FLOOR

ENTRANCE

UPVC door leading to:

SITTING ROOM 16' 9" x 13' 9" (5.11m x 4.19m)

Stone fire surround housing gas fire, bay window to front, 2 radiators, timber floor and enclosed staircase leading to the first floor.

LIVING ROOM 16' 3" x 13' 9" (4.95m x 4.19m)

Radiator, 2 wall lights, ceramic tiled floor, understairs recess with cupboard and French door leading to the rear.

KITCHEN 14' 3" x 8' 0" (4.34m x 2.44m)

Range of units comprising sink unit, base units with worktops and wall cupboards. Plumbing for auto washer, ceramic tiled walls and ceramic tiled floor.

BATHROOM Coloured suite comprising corner bath, pedestal washbasin, low flush WC and shower cubicle. Ceramic tiled walls and ceramic tiled floor.



FIRST FLOOR

LANDING

This is approached via the enclosed staircase from the Sitting Room and opening from the Landing which has a radiator and 2 wall lights are:

FRONT BEDROOM 13' 9" x 11' 6" (4.19m x 3.51m)

Mirror fronted wardrobe, built in cupboard and radiator.

REAR BEDROOM 10' 6" x 10' 6" (3.2m x 3.2m)

Radiator and gas fired central heating boiler.

CLOAKROOM

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

SECOND FLOOR

LANDING

This is approached via a spindled staircase from the first floor landing and opening from the second floor landing are:

FRONT BEDROOM 14' 0" x 11' 9" (4.27m x 3.58m)

Cottage style window and radiator.

REAR BEDROOM 14' 0" x 10' 0" (4.27m x 3.05m)

Radiator.

TO THE OUTSIDE

Forecourt.

Enclosed Yard to rear with outhouse.

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.

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		82 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		