



**Townend
Clegg & CO**

CHARTERED SURVEYORS SINCE 1895

1 GOWDALL ROAD, SNAITH, DN14 0AA
OFFERS OVER £250,000





SITUATION

From Goole take the A614 and then the A1041 into Snaith. On entering this popular small Town along Cowick Road proceed to the mini roundabout and then turn right into Selby Road. Proceed over the railway crossing and then turn immediately left into Gowdall Lane where the property will be found on the left hand side clearly marked by one of our distinctive For Sale boards.

THE PROPERTY

This consists of a good sized Detached House with additional Land to the side, being situated in a pleasant position on the edge of the popular small Town of Snaith which has a good selection of amenities and is ideally placed for the larger Towns of Goole and Selby and for commuting to the Cities of York, Leeds and Hull. The accommodation presently comprises:-

GROUND FLOOR

SPACIOUS ENTRANCE HALL

uPVC front door, radiator, understairs cupboard and spindle staircase to the First Floor.



CLOAKROOM

White suite comprising low flush W.C. and vanity wash basin. Part ceramic tiled walls.

LOUNGE 18' 6" x 14' 0" (5.64m x 4.27m)

Stone fireplace housing contemporary electric fire. Radiator, wall lights, sliding patio door into the Conservatory, and opening into:-

DINING ROOM 12' 0" x 7' 9" (3.66m x 2.36m)

Radiator.

CONSERVATORY 11' 0" x 11' 0" (3.35m x 3.35m)

French door to the side garden.



KITCHEN 13' 3" x 12' 0" (4.04m x 3.66m)

Range of units comprising sink unit, base units with worktops, pan drawer, and wall cupboards. Built-in oven and ceramic hob with extractor over. Integrated fridge, freezer and microwave. Radiator, part ceramic tiled walls, cupboard housing gas central heating boiler and uPVC door to the side.

FIRST FLOOR

LANDING

This is approached via the spindle staircase from the Entrance Hall and opening from the Landing which has a linen cupboard are:-

FRONT BEDROOM 14' 0" x 13' 9" (4.27m x 4.19m)

Built-in wardrobes, radiator and fanlight.

FRONT BEDROOM 10' 0" x 6' 0" (3.05m x 1.83m)

Radiator.

REAR BEDROOM 13' 9" x 12' 9" (4.19m x 3.89m)

Radiator.

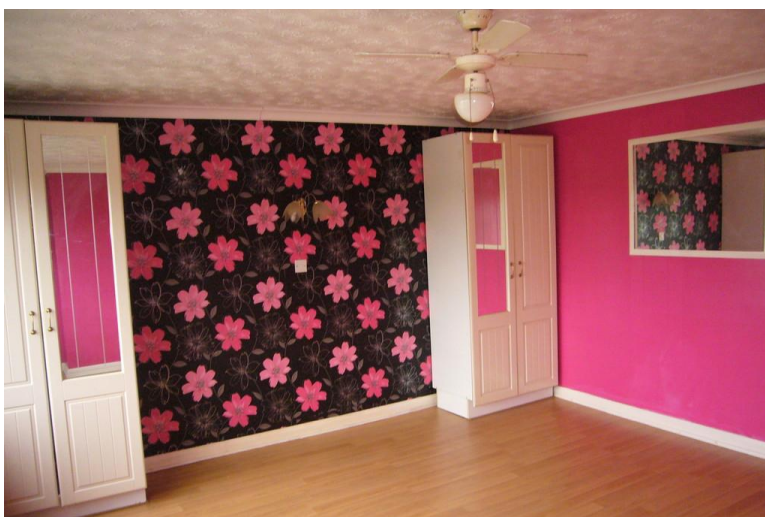
REAR BEDROOM 11' 9" x 8' 9" (3.58m x 2.67m)

Radiator.



HOUSE BATHROOM

White suite comprising corner bath with shower attachment, pedestal wash basin and low flush W.C. Radiator and ceramic tiled walls.





TO THE OUTSIDE

Attached DOUBLE GARAGE 16' 9" x 16' 3" with up and over door to front, personal door to rear, toilet, wash basin and driveway approach from Gowdall Road.

The property has lawned gardens to front, side and rear.

ADDITIONAL LAND

There is an area of enclosed Additional Land with Garage and Storage Unit to the side of the property which has a separate double gated access from Gowdall Road, and is ideal for a variety of uses.



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 BAND

It is understood that the property is in Council Tax Band D, 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.

PLEASE NOTE

This property was subjected to Flooding in February 2020 and has subsequently under gone full remedial and refurbishment works. We have been made aware that Insurance can be obtained via Flood Assist Insurance.



This Scheme was put in place to help Homeowners that have previously flooded, or who are in high Flood Risk Areas, to buy Insurance cover. Flood Re is backed by the Government and owned and managed by the Insurance Industry.

The Scheme will remain in place until 2039. Full details regarding Flood Assist Insurance can be obtained from the Agents Office.



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.

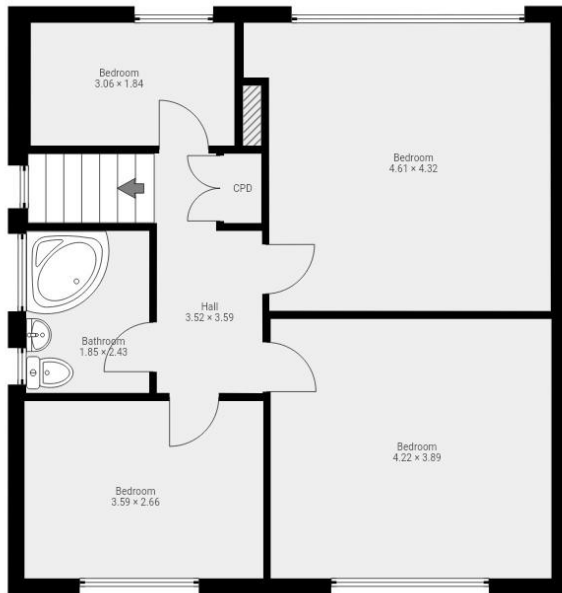
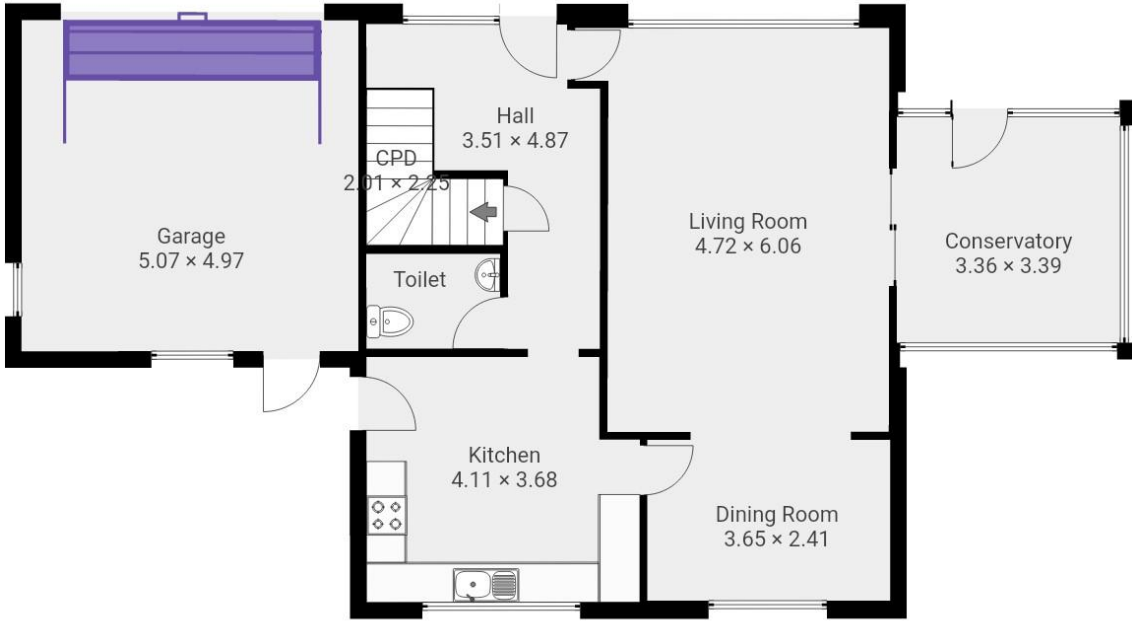
ENERGY PERFORMANCE GRAPH

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		81 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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