



3 River Close
Goole, DN14 5LL

Asking Price Of £197,500

Property Features

- Good Sized Semi Detached House in Popular Location
- Sitting Room, Living Room & Kitchen
- 3 Bedrooms, Shower Room & Separate Toilet
- Gas CH, uPVC, Garage & Gardens
- In Need of General Modernisation & Refurbishment



Full Description

SITUATION

From the Clock Tower roundabout in the centre of Goole take North Street around the sharp left hand bend into Hook Road. Take the first right turn into Riversdale Drive and then the next right turn into River Close. The property will be found on the left handside of this quiet cul-de-sac being clearly marked by one of our distinctive For Sale boards.

THE PROPERTY

This consists of a good sized Semi Detached House situated in a sought after residential area just off Hook Road being towards the edge of Goole yet still within easy reach of all local amenities, and is within commuting distance of York, Hull and Leeds. The accommodation which is in need of general modernisation presently comprises: -



GROUND FLOOR

ENTRANCE HALL

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

SITTING ROOM 12' 9" x 12' 3" (3.89m x 3.73m)

Imitation stone fireplace housing electric fire. Bay window to front and radiator.

LIVING ROOM 13' 6" x 10' 0" (4.11m x 3.05m)

Radiator and patio doors to the rear garden.

KITCHEN 13' 9" x 7' 3" (4.19m x 2.21m)

Range of units comprising sink unit, base units with worktops, wall cupboards and larder unit. Built-in oven and hob with extractor over. Plumbing for auto washer. Radiator, ceramic tiled walls and understairs cupboard.



FIRST FLOOR

LANDING

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

FRONT BEDROOM 14' 3" x 11' 3" (4.34m x 3.43m)

Bay window to front and radiator.

FRONT BEDROOM 8' 6" x 7' 9" (2.59m x 2.36m)

Radiator and cupboard overstairs.

REAR BEDROOM 12' 3" x 10' 0" (3.73m x 3.05m)

Built-in cupboard and radiator.

SHOWER ROOM

White suite comprising shower cubicle and vanity wash basin. Heated towel rail, linen cupboard and cupboard housing gas central heating boiler.

SEPARATE TOILET

White low flush W.C. and part ceramic tiled walls.

TO THE OUTSIDE

Concrete block GARAGE with double doors to front and driveway approach from River Close providing ample additional Off Street Parking.

Integral STORE

The property has pleasant lawned gardens to front 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 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.



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 SELL

Take advantage of our very competitive fees, ring 01405 762557 to arrange your Free Marketing Advice and Appraisal.

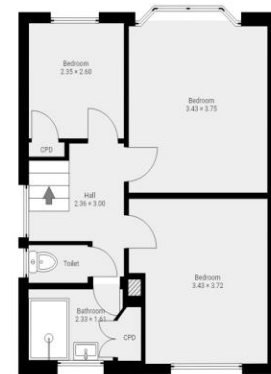
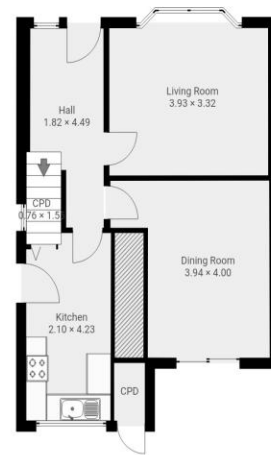
WHETHER BUYING OR SELLING LET US SMOOTH THE PATH TO YOUR NEW HOME.

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.



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. EPIC247 DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	72 C	
55-68	D		
39-54	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 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