



46 Parliament Street
Goole, DN14 6SP

Asking Price Of £115,000

Property Features

- Well presented Terrace House in popular location
- Sitting Room, Living Room & Kitchen
- Bathroom & 3 Bedrooms
- Gas CH, UPVC DG & Rear Yard
- Within walking distance of all local amenities



Full Description

SITUATION

From the Railway Crossing traffic lights in the centre of Goole take Boothferry Road and then take the fifth left turn into Parliament Street 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 pleasant Inner Terraced House situated just off Boothferry Road and within easy walking distance of Goole Town Centre and all local amenities. The good sized accommodation presently comprises:



GROUND FLOOR

ENTRANCE PASSAGE

UPVC front door, radiator and enclosed staircase to the first floor.

SITTING ROOM 12' 0" x 11' 9" (3.66m x 3.58m)

Adam style fire surround.

LIVING ROOM 14' 0" x 12' 3" (4.27m x 3.73m)

Adam style fire surround, radiator and understairs cupboard.

KITCHEN 12' 9" x 8' 0" (3.89m x 2.44m)

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



INNER LOBBY

Plumbing for auto washer, ceramic tiled floor and gas central heating boiler.



BATHROOM

White suite comprising panelled in bath, pedestal washbasin, low flush WC and shower cubicle. Heated towel rail, part ceramic tiled walls and ceramic tiled floor.

FIRST FLOOR

LANDING

This is approached via the enclosed staircase from the Entrance Passage and opening from the landing are:

FRONT BEDROOM 13' 6" x 12' 0" (4.11m x 3.66m)

Built in wardrobe and cupboards. Radiator.



REAR BEDROOM 14' 0" x 9' 6" (4.27m x 2.9m)

Radiator.



REAR BEDROOM 12' 9" x 8' 0" (3.89m x 2.44m)

Radiator.

TO THE OUTSIDE

Yard to 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 from the boiler which was installed approximately 18 months ago and has the benefit of a 7 year guarantee. The 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.

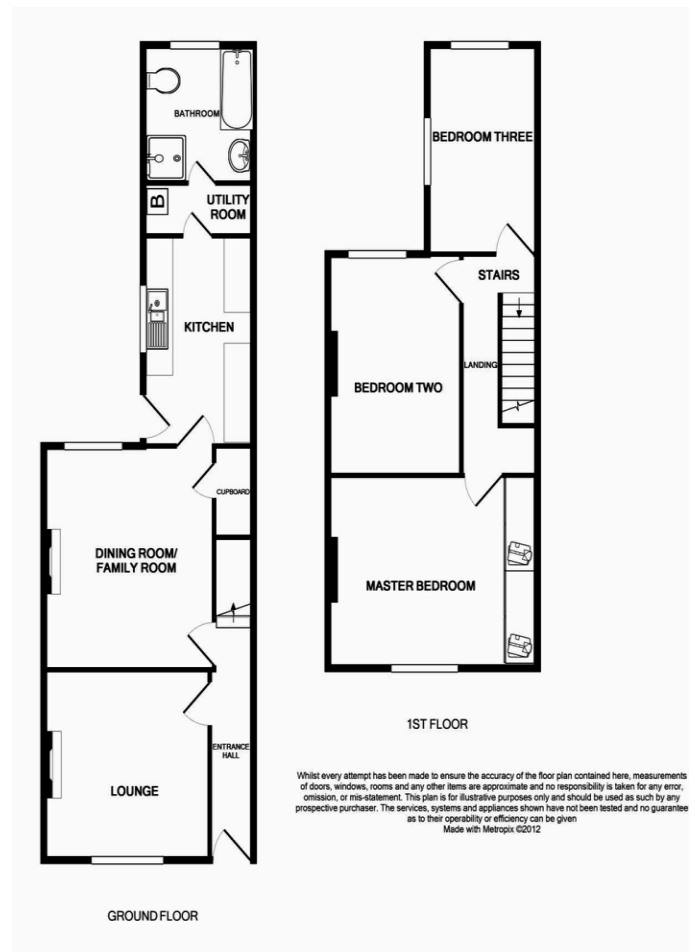
WHETHER BUYING OR SELLING LET US SMOOTH THE PATH TO YOUR NEW HOME.

ENERGY PERFORMANCE GRAPH

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		
69-80	C		76 C
55-68	D	61 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 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