



111 Western Road
Goole, DN14 6RE

Asking Price Of £195,000

Property Features

- Semi Detached House in need of general modernisation
- 19' Lounge, Dining Room & Kitchen
- 3 Bedrooms & Bathroom
- Gas CH, uPVC DG, Garage & Large Gardens
- Sought after location within easy reach of Town Centre



Full Description

SITUATION

From the railway crossing traffic lights in the centre of Town take Pasture Road which in turn runs into Westfield Avenue. Take the second left turn into Western Road 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 Traditional Semi Detached House being situated in a sought after location towards the edge of Goole yet still within easy reach of all local amenities. The good sized accommodation which is in need of general modernisation presently comprises:-



GROUND FLOOR

ENTRANCE HALL

uPVC framed front door, radiator, wall light, built-in cupboard and drawers understairs and spindled staircase to the First Floor.



LOUNGE 19' 3" x 10' 0" (5.87m x 3.05m)

Living Flame gas fire and radiator.

DINING ROOM 13' 6" x 13' 0" (4.11m x 3.96m)

Built-in cupboard and radiator.

KITCHEN 11' 3" x 8' 6" (3.43m x 2.59m)

Range of units comprising sink unit base units with worktops and wall cupboards. Built-in oven and hob with extractor over. Plumbing for auto washer. Radiator, part ceramic tiled walls and uPVC framed door to rear.



REAR PORCH

Outside TOILET with low flush W.C.

FIRST FLOOR

LANDING

This is approached via the spindled staircase from the Entrance Hall and opening from the Landing which has a cupboard housing the gas fire central heating boiler are:-

FRONT BEDROOM 12' 9" x 10' 0" (3.89m x 3.05m)

Built-in wardrobes, cupboards and dressing table. Radiator.

FRONT BEDROOM 9' 0" x 9' 0" (2.74m x 2.74m)

Built-in wardrobes and cupboard over stairs. Radiator.

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

Built-in wardrobes, cupboards and dressing table. Radiator and two wall lights.

BATHROOM

White suite comprising panelled in bath, pedestal wash basin and low flush W.C. Shower over bath with folding side screen. Radiator, downlighters and ceramic tiled walls.

TO THE OUTSIDE

Concrete sectional GARAGE with up and over door to front, personal door to side and concrete driveway from Western Road.

The property has good sized 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 BAND

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 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.

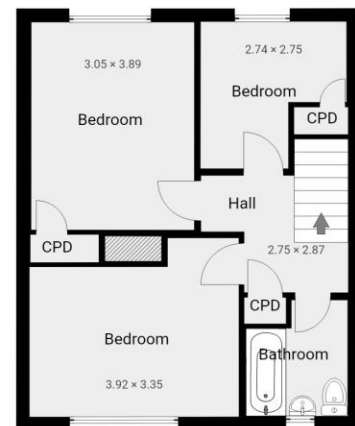
ENERGY PERFORMANCE GRAPH

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



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. EPC247 DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

4 Belgravia
Goole
DN14 5BU

www.townendclegg.co.uk
sales@townendclegg.co.uk
01405 762557

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.