



**Townend
Clegg & CO**

CHARTERED SURVEYORS SINCE 1895

**BRAMLEY LODGE, MILL HOUSE LANE, GOOLE, DN14 5JX
OFFERS OVER £345,000**





SITUATION

From the Clock Tower roundabout in the centre of Goole take North Street and proceed around the sharp left hand bend into Hook Road. Take the eighth left turn into Mill House Lane where the property will be found at the end of the roadway on the left hand side being clearly marked by one of our distinctive For Sale Boards

THE PROPERTY

This consists of a Spacious Detached Chalet Style Dwelling being situated in an excellent tucked away position just off Hook Road and within easy reach of all Town Centre amenities. The well presented accommodation presently comprises:

GROUND FLOOR

ENTRANCE HALL

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

LOUNGE 17' 9" x 11' 9" (5.41m x 3.58m)

Marble fireplace housing Living Flame gas fire, radiator and double doors into.



SNUG 12' 3" x 11' 9" (3.73m x 3.58m)

Radiator and French door with awning over leading to the rear garden.

LIVING KITCHEN 18' 6" x 17' 9" (5.64m x 5.41m)

Range of units comprising sink unit, base units with Beech worktops, wall cupboards, pan drawers and larder unit. Island unit. Built-in double oven and hob with extractor over. Integrated dishwasher. Radiator and part ceramic tiled walls.

STUDY / BEDROOM 5 12' 3" x 6' 0" (3.73m x 1.83m)

Radiator, downlighter and opening into: -

WET ROOM 12' 0" x 5' 9" (3.66m x 1.75m)

White suite comprising shower area, wash basin and low flush W.C. Heated towel rail, downlighter and wall boarding.

UTILITY ROOM 8' 9" x 8' 0" (2.67m x 2.44m)

Belfast style sink set in Oak Worktop, plumbing for auto washer and contemporary radiator.

REAR ENTRANCE HALL

Cupboard housing gas fired central heating boiler and uPVC door to the rear garden.



FIRST FLOOR

LANDING

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

FRONT BEDROOM 12' 6" x 11' 9" (3.81m x 3.58m)

Cottage style window to front and radiator.

FRONT BEDROOM 15' 0" x 9' 0" (4.57m x 2.74m)

Cottage style window to front, open wardrobes and radiator.

REAR BEDROOM 11' 9" x 10' 9" (3.58m x 3.28m)

Radiator and Velux roof light.

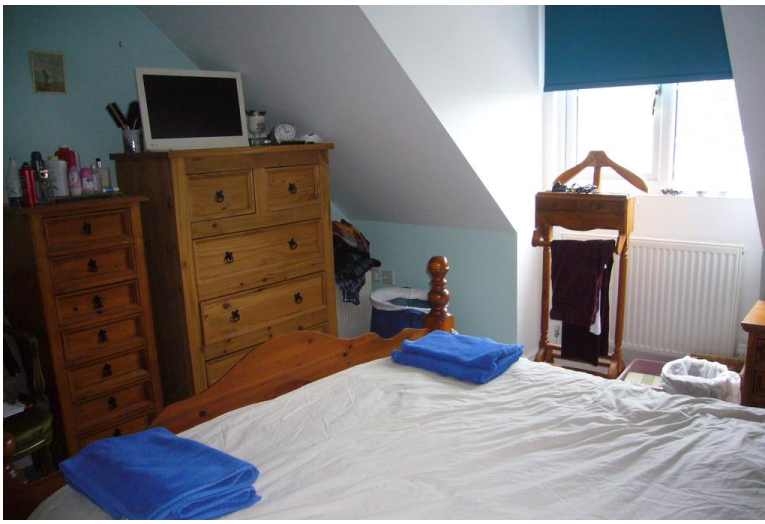
REAR BEDROOM 14' 3" x 9' 3" (4.34m x 2.82m)

Radiator and Velux roof light.

BATHROOM

White suite comprising panelled in bath, hand wash basin, low flush W.C. and walk in shower. Radiator, Velux roof light and radiator.





TO THE OUTSIDE

Integral GARAGE 9' x 8' 6" with electric roller door to front and block paved driveway from Mill House Lane.

Double CAR PORT 19' x 18'

Summerhouse, Garden Cabin and 2 Sheds

Forecourt garden and enclosed garden area to rear with Astro-turf.

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.

The property has the benefit of 11 Solar Panels and also 3 Solar Thermal Panels for the hot water.

None of the services or associated appliances have been checked or tested.

COUCIL 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.

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	89 B	89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

