



32 Rutland Road  
Goole, DN14 6LX

**Asking Price Of £160,000**  
**NO ONWARD CHAIN**



# Property Features

- Traditional Semi-Detached House in popular location
- Lounge, Dining Room & 17' Kitchen
- 3 Bedrooms & Bathroom
- Gas CH, UPVC DG, Garage & Gardens
- In need of general modernisation and updating



## Full Description

### SITUATION

From the railway crossing traffic lights in the centre of Town take Pasture Road which in turn runs into Westfield Avenue and then into Rutland Road. The property will be found on the right handside of Rutland Road 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 Town Centre amenities. The good sized accommodation which is in need of general modernisation and updating presently comprises:



### GROUND FLOOR

#### ENTRANCE HALL

UPVC front door and spindled staircase to the first floor.

#### LOUNGE 13' 0" x 12' 6" (3.96m x 3.81m)

Marble effect fire surround housing electric fire. Bay window to front, radiator and archway into:



#### DINING ROOM 12' 6" x 11' 6" (3.81m x 3.51m)

Radiator, shelves to alcoves and patio doors to the rear garden.

#### KITCHEN 17' 0" x 7' 3" (5.18m x 2.21m)

Range of units comprising sink unit, base units with worktops, drawer unit and wall cupboards. Built in double oven and hob with extractor over. Understairs cupboard, 2 radiators, part ceramic tiled walls and UPVC door to the side.



## LANDING

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

**FRONT BEDROOM** 13' 0" x 10' 6" (3.96m x 3.2m)

Built in cupboard, bay window to front and radiator.

**FRONT BEDROOM** 8' 0" x 6' 3" (2.44m x 1.91m)

Radiator and cupboard overstairs.

**REAR BEDROOM** 12' 6" x 10' 6" (3.81m x 3.2m)

Built in cupboard and radiator.



## BATHROOM

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

## TO THE OUTSIDE

Concrete sectional GARAGE with up and over door to front and driveway approach from Rutland Road.

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 TO SELL

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

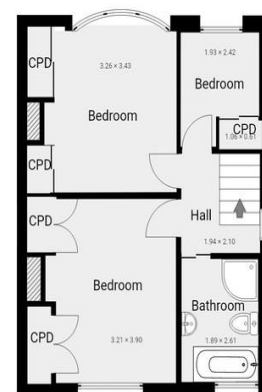
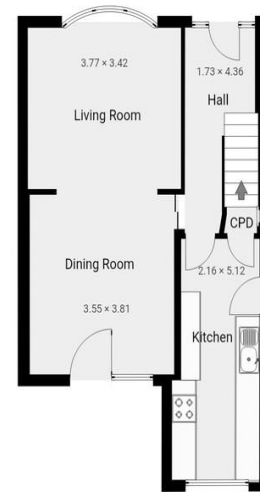
WHETHER BUYING OR SELLING LET US SMOOTH THE PATH TO YOUR NEW HOME.

## ENERGY PERFORMANCE GRAPHS

An Energy Performance Certificate is available to view at the Agent's Offices and the Energy Efficiency Rating and Environmental (CO<sub>2</sub>) Impact Rating Graphs are 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. EPC1247 DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	62 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