



7 Grasmere Close
Goole, DN14 6JS

Asking Price Of £250,000

Property Features

- Spacious Detached Bungalow in quiet cul-de-sac
- Lounge, Dining Room & Kitchen
- 3 Bedrooms, Shower Room & Conservatory
- Gas CH, UPVC DG & 3 Brick Outhouses
- Large Gardens with lawns, hard areas & pond



Full Description

SITUATION

The property is best approached from the Railway Crossing traffic lights in the centre of Goole by travelling along Pasture Road and into Woodland Avenue. At the Tesco Express turn right into Newclose Lane, and then take the second right turn into Buttermere Road. Take the first left turn into Grasmere Close where the property will be found at the head of the cul-de-sac clearly marked by one of our distinctive For Sale boards.



THE PROPERTY

This consists of a spacious Detached Bungalow being situated in large Gardens at the head of a small quiet cul-de-sac in a sought after location towards the edge of Goole yet still within easy reach of all local amenities. The accommodation presently comprises:



ACCOMMODATION

SIDE ENTRANCE PORCH

UPVC door and plumbing for auto washer.

KITCHEN 10' 3" x 8' 3" (3.12m x 2.51m)

Range of units comprising sink unit, base units with worktops, drawer unit and wall cupboards. Built in double oven and hob with extractor over. Integrated microwave and fridge. Radiator, part ceramic tiled walls and ceramic tiled floor.



LOUNGE 14' 3" x 12' 6" (4.34m x 3.81m)

Yorkstone fireplace housing gas fire with display shelves to side. Bay window to front. Radiator and archway into:

DINING ROOM 9' 9" x 8' 0" (2.97m x 2.44m)

Radiator and oak floor.

INNER HALLWAY

Radiator and built in cupboard.

REAR BEDROOM 12' 0" x 10' 9" (3.66m x 3.28m)

Built in wardrobes, cupboards and drawers. Radiator.

REAR BEDROOM 11' 0" x 9' 0" (3.35m x 2.74m)

Radiator.

SIDE BEDROOM / SNUG 12' 9" x 9' 0" (3.89m x 2.74m)

Radiator and French doors leading to:

CONSERVATORY 10' 6" x 8' 0" (3.2m x 2.44m)

Ceramic tiled floor and French door to side Garden.

SHOWER ROOM

White suite comprising shower cubicle, twin vanity washbasins and low flush WC with concealed cistern.

Radiator, downlighters, ceramic tiled walls and floor.

TO THE OUTSIDE

CAR PORT with driveway approach from Grasmere Close providing ample off street parking.

Range of brick Outhouses comprising:

WORKSHOP 19'6" x 9'6"

STORE 11' x 9'6"

STORE 11' x 6"

The property stands in large Gardens with lawned areas to front and side together with hard landscaped area to rear with ornamental pond.

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 C, 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.

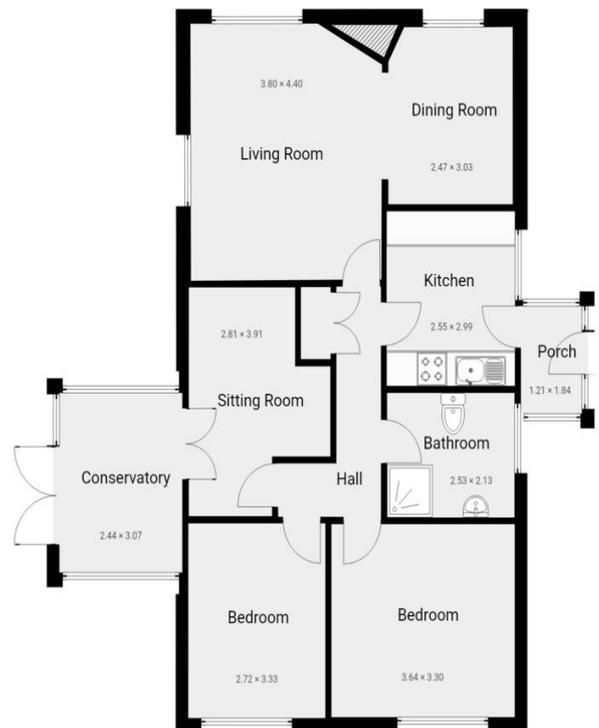
ENERGY PERFORMANCE GRAPHS

An Energy Performance Certificate is available to view at the Agent's Offices and the Energy Efficiency Rating and Environmental (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		84 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. EPC147 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