



**Townend  
Clegg & co**

CHARTERED SURVEYORS SINCE 1895

**STONE VIEW, CARR LANE, GOOLE, DN14 6LY**  
**ASKING PRICE OF £425,000**





#### 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. At the T Junction turn right into Carr Lane where the property will be found on the left handside clearly marked by one of our distinctive For Sale boards.

#### THE PROPERTY

This consists of an Individual 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 well presented and very spacious accommodation which extends over 3 floors presently comprises:

#### GROUND FLOOR

##### ENTRANCE PORCH

Leading to:

##### SPACIOUS ENTRANCE HALL

UPVC front door, cloaks cupboard, radiator, understairs cupboard and spindled staircase leading to the first floor.





## CLOAKROOM

White suite comprising low flush WC and hand wash basin with tiled splash back. Radiator.

## LOUNGE 23' 0" x 13' 0" (7.01m x 3.96m)

Adam style fire surround housing living flame gas fire, 2 radiators and French doors leading to the rear garden.

## DINING ROOM 13' 3" x 10' 3" (4.04m x 3.12m)

Radiator.

## KITCHEN 12' 3" x 12' 3" (3.73m x 3.73m)

Range of units comprising sink unit, base units with worktops and wall cupboards. Built in oven and hob with extractor over. Radiator, downlighters, part ceramic tiled walls and opening into:

## DAY ROOM 14' 6" x 10' 0" (4.42m x 3.05m)

Radiator, downlighters and French doors leading to the rear garden.

## UTILITY ROOM 7' 3" x 5' 3" (2.21m x 1.6m)

Range of units comprising circular bowl, and base units with worktops. Plumbing for auto washer. Radiator, part vinyl tiled wall, shoe cupboard 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 which has radiator and airing cupboard housing cylinder are:

## MASTER BEDROOM 15' 6" x 14' 3" (4.72m x 4.34m)

Range of built in wardrobes, radiator and leading to:

### ENSUITE SHOWER ROOM

White suite comprising shower cubicle, vanity washbasin with cupboards under and low flush WC with concealed cistern. Radiator.

## FRONT BEDROOM 13' 3" x 9' 9" (4.04m x 2.97m)

Radiator.

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

Radiator.

## STUDY / BEDROOM 6 11' 6" x 7' 0" (3.51m x 2.13m)

Radiator.





### HOUSE BATHROOM

White suite comprising Air bath, pedestal washbasin, low flush WC, Bidet and shower over bath with dual shower heads and side screen. Radiator and ceramic tiled walls.

### SECOND FLOOR

This is approached via the spindled staircase from the first floor landing and opening from the second floor landing which has a Velux roof light are:

**BEDROOM 17' 6" x 13' 0" (5.33m x 3.96m)**

Radiator and 2 Velux roof lights.

**BEDROOM 13' 3" x 13' 0" (4.04m x 3.96m)**

Radiator and 2 Velux roof lights.



### TO THE OUTSIDE

Detached DOUBLE GARAGE with 2 up and over doors to front, power laid on, personal door to rear and block paved driveway from Carr Lane together with additional parking area to the front of property and caravan parking space to the side.

Fully enclosed good sized Garden to rear with block paved patio area.



### 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 E, 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 CERTIFICATE

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 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		82 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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