



1 Grasmere Close  
Goole, DN14 6JS

**Asking Price Of £265,000**

# Property Features

- Superbly presented Bungalow in quiet cul-de-sac
- 21' Open Plan Lounge Diner and Kitchen
- 2 Double Bedrooms, Dressing Room & Shower Room
- 21' Garden Room, Covered Pergola, Garage & Gardens
- Popular edge of Town location, Inspection a must



## 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 on the left handside clearly marked by one of our distinctive For Sale boards.



### THE PROPERTY

This consists of a superbly presented Detached Bungalow being situated in good sized Gardens in 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 property has recently undergone a full refurbishment and the spacious accommodation presently comprises:



### ACCOMMODATION

#### SIDE ENTRANCE HALL

Radiator.

#### L SHAPED LOUNGE DINER 21' 3" x 14' 3" (6.48m x 4.34m)

Feature fire surround with electric stove on hearth, built in cupboards with shelves over, large picture windows to front and side, 2 radiators and opening into:

#### KITCHEN 9' 9" x 8' 13" (2.97m x 2.77m)

Range of contemporary units comprising sink unit, base units with work tops, wall cupboards and larder unit. Built in oven and hob with extractor over. Integrated fridge and freezer. Part ceramic tiled walls and UPVC door to side.



**REAR BEDROOM 12' 0" x 10' 9" (3.66m x 3.28m)**  
Radiator, fitted bed head and base, and downlighters.

**REAR BEDROOM 10' 9" x 8' 9" (3.28m x 2.67m)**  
Radiator and downlighters.

**DRESSING ROOM / BEDROOM 3 8' 9" x 8' 3" (2.67m x 2.51m)**  
Radiator, fitted shelves and open wardrobes.

#### **SHOWER ROOM**

White contemporary suite comprising large walk in shower, vanity washbasin with cupboards under and low flush WC. Radiator, ceramic tiled walls and floor, and built in cupboard housing gas central heating boiler.

#### **TO THE OUTSIDE**

Concrete sectional GARAGE with internal storage area to side, up and over door to front and driveway from Grasmere Close.

#### **CAR PORT**

GARDEN ROOM 21' x 12' with sink unit, fitted bar and power and water laid on.

Covered PERGOLA 14' x 9'6"

Covered BBQ Station

Good sized Gardens to front and side.

#### **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.

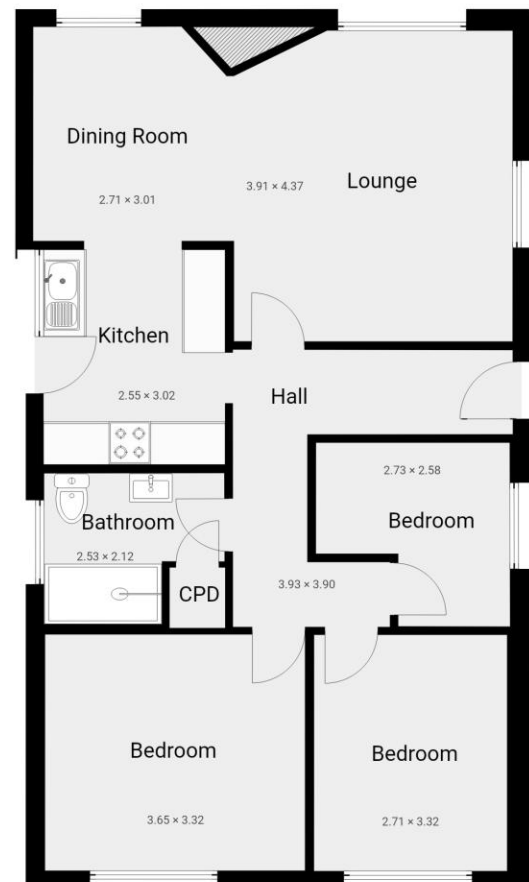
WHETHER BUYING OR SELLING LET US SMOOTH THE PATH TO YOUR NEW HOME.

## 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 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. EPC247 DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	66 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