



122 Kingsway
Goole, DN14 5HF

Asking Price Of £180,000

Property Features

- Good sized Semi-Detached House in popular location
- Lounge, 20' Dining Kitchen & Rear Porch
- 3 Bedrooms, Bathroom & Separate Toilet
- Gas CH, UPVC DG, Solar panels, Garage & Gardens
- Within walking distance of Town Centre



Full Description

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 sixth left turn into Fountayne Street and then the third left turn into Kingsway where the property will be found immediately on the right handside clearly marked by one of our distinctive For Sale boards.

THE PROPERTY

This consists of a good sized Semi-Detached House being situated in a popular residential location just off Hook Road and within easy walking distance of all Town Centre amenities. The spacious accommodation presently comprises:



GROUND FLOOR

ENTRANCE PORCH

UPVC front door, ceramic tiled floor and leading to:

ENTRANCE HALL

Radiator and spindled staircase to the first floor.

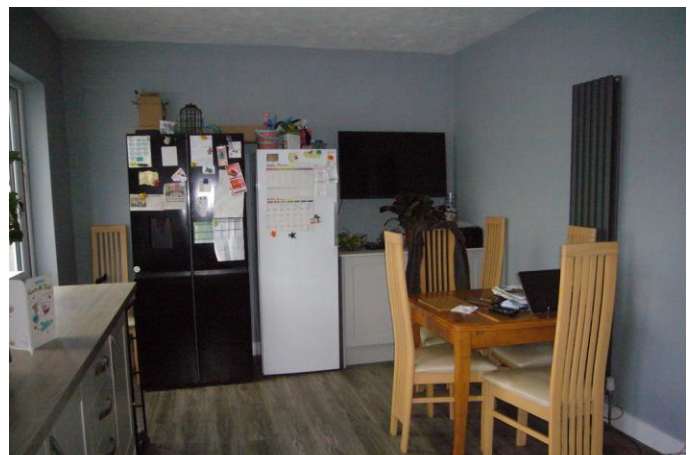


LOUNGE 14' 9" x 11' 3" (4.5m x 3.43m)

Recess fireplace with oak surround and stone hearth. Bay window to front, 2 radiators and oak floor.

DINING KITCHEN 20' 9" x 10' 6" (6.32m x 3.2m)

Range of units comprising sink unit, base units with worktops, pan drawers and wall cupboards. Plumbing for auto washer and dishwasher. Built in double oven and hob with extractor over. Integrated microwave. Contemporary radiator, understairs cupboard and pantry.



REAR PORCH 9' 0" x 6' 3" (2.74m x 1.91m)

UPVC door leading 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 13' 3" x 11' 6" (4.04m x 3.51m)

Radiator.

REAR BEDROOM 11' 3" x 10' 9" (3.43m x 3.28m)

Radiator.

REAR BEDROOM 9' 0" x 7' 3" (2.74m x 2.21m)

Radiator.

BATHROOM

White suite comprising panelled in bath and vanity washbasin. Shower overbath with side screen. Heated towel rail and cupboard housing gas central heating boiler.

SEPERATE TOILET

White low flush WC.

TO THE OUTSIDE

Brick GARAGE with double doors to front, power laid on and shared driveway from Kingsway.

The property has additional Off Street Parking at the front together with a hard landscaped rear garden with 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. The external walls of the property have been clad with additional insulation and there are 14 Solar Panels to the roof.

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.

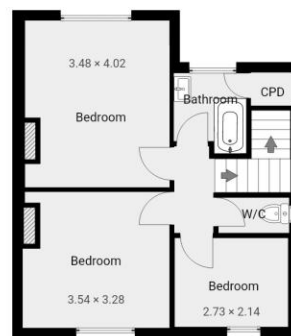
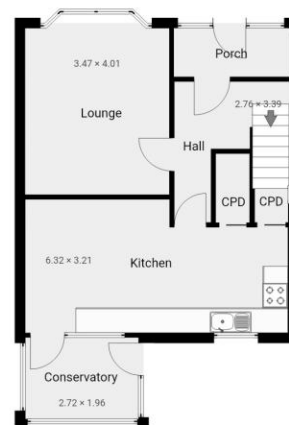
WHETHER BUYING OR SELLING LET US SMOOTH THE PATH TO YOUR NEW HOME.

ENERGY PERFORMANCE GRAPHS

An Energy Performance Certificate is available to view at the Agent's Offices and the Energy Efficiency Rating and Environmental (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		94 A
81-91	B	91 B	
69-80	C		
55-68	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