



11 Hazel Grove  
Old Goole, DN14 5UP

**Offers Over £120,000**

# Property Features

- Well-presented Mews Townhouse in popular location
- Lounge & Kitchen
- 2 Bedrooms & Bathroom
- Gas CH, UPVC DG, Allocated Parking & Gardens
- An ideal First Home or Investment Opportunity



## Full Description

### SITUATION

Take the A161 Bridge Street out of Goole and after passing over the third bridge turn right into Cottingham Street. Take the fourth left turn into Manor Road and then the second left turn into Hazel Grove. 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 Mews Townhouse being situated in a popular location within walking distance of the Town Centre and all amenities. The well presented accommodation presently comprises:

### GROUND FLOOR

#### ENTRANCE HALL

Composite front door, radiator and spindled staircase leading to the first floor.

#### CLOAKROOM

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

#### LOUNGE 12' 6" x 12' 0" (3.81m x 3.66m)

Radiator and patio doors leading to the rear Garden.

#### KITCHEN 11' 6" x 6' 0" (3.51m x 1.83m)

Range of units comprising sink unit, base units with worktops and wall cupboards. Built in oven and hob with extractor over. Plumbing for auto washer. Radiator, part ceramic tiled walls and gas central heating boiler.



## FIRST FLOOR

### LANDING

This is approached via the spindled staircase from the Entrance Hall and opening from the Landing which has radiator and built in cupboard are:

**FRONT BEDROOM** 12' 6" x 11' 6" (3.81m x 3.51m)

Radiator.

**REAR BEDROOM** 12' 3" x 6' 6" (3.73m x 1.98m)

Radiator.

### BATHROOM

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

### TO THE OUTSIDE

Small forecourt Garden.

Enclosed hard landscaped Garden to rear.

There is an allocated OFF STREET PARKING SPACE in the parking area at the rear of the property.

### 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 A, 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.

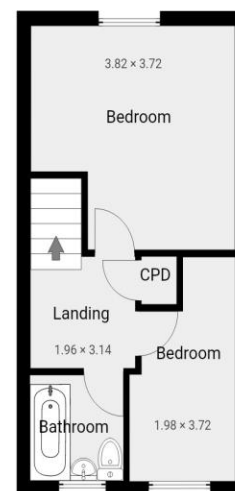
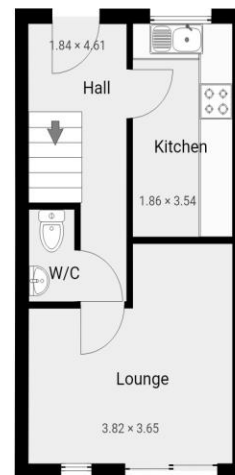
## ENERGY PERFORMANCE GRAPHS

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.

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. EPC247 DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

4 Belgravia,  
Goole,  
DN14 5BU

[www.townendclegg.co.uk](http://www.townendclegg.co.uk)  
[sales@townendclegg.co.uk](mailto: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.