



**Townend
Clegg & CO**

CHARTERED SURVEYORS SINCE 1895

**42 OXFORD ROAD, GOOLE, DN14 6NU
ASKING PRICE OF £289,000**





SITUATION

From the Railway Crossing traffic lights in the centre of Goole take Boothferry Road to the Green Horn Corner traffic lights and turn right into Airmyn Road. Take the first right turn into Centenary Road and then the fourth left turn into Oxford Road where the property will be found on the right handside clearly marked by one of our distinctive For Sale Boards.

THE PROPERTY

This consists of a considerably extended and much improved Semi-Detached House being situated in a popular location within easy reach of Goole Town Centre and all local amenities. The very spacious and superbly presented accommodation presently comprises:

ENTRANCE HALL

Composite front door, 2 radiators, large cloaks cupboard, understairs cupboard, wall light and spindled staircase to the first floor.

LOUNGE 16' 3" x 15' 6" (4.95m x 4.72m)

Bay window to front, radiator and feature lighting.



LIVING KITCHEN 18' 9" x 18' 6" (5.72m x 5.64m)
 Extensive range of units comprising sink unit, base units with worktops, pan drawers, wall cupboards and Breakfast bar. Range cooker, American style fridge freezer and integrated dishwasher, Radiator, feature lighting, part ceramic tiled walls, UPVC door to rear, and double doors into:

DAY ROOM 22' 6" x 10' 6" (6.86m x 3.2m)
 2 Radiators, feature rustic brick walls and French doors leading into the rear garden.

SNUG 15' 3" x 8' 6" (4.65m x 2.59m)
 Bay window to front, radiator and feature lighting.



STUDY 8' 6" x 8' 6" (2.59m x 2.59m)
 Fitted desk and cupboards. Radiator.

CLOAKROOM / UTILITY 6' 3" x 4' 9" (1.91m x 1.45m)
 White suite comprising low flush WC and hand washbasin. Plumbing for auto washer, Radiator, ceramic tiled floor 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 a radiator and a wall light are:

MASTER BEDROOM 16' 0" x 15' 6" (4.88m x 4.72m)
 Range of built in wardrobes, bay window to front and radiator.

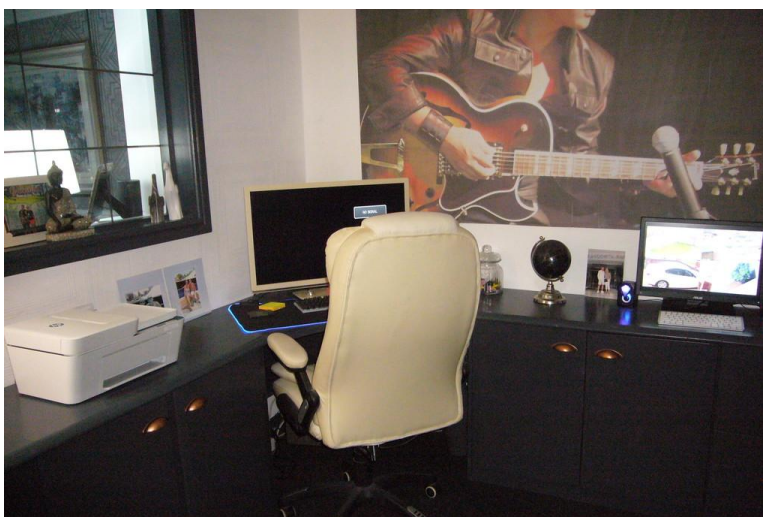
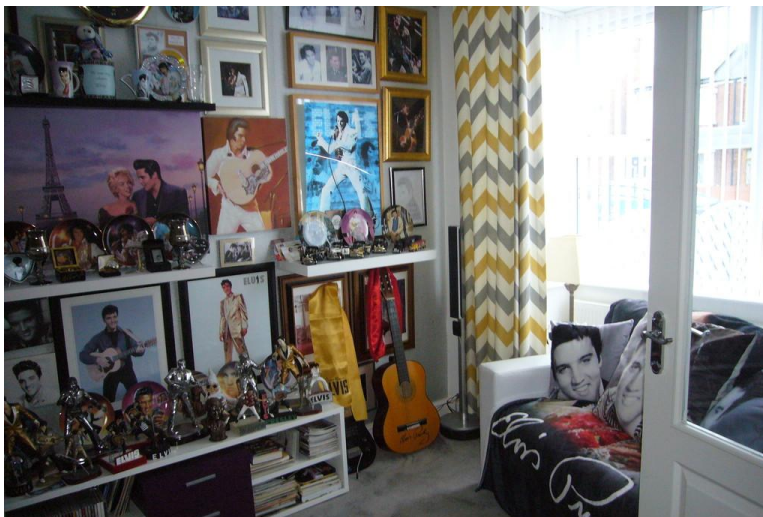
DRESSING ROOM 9' 0" x 7' 0" (2.74m x 2.13m)
 Radiator.

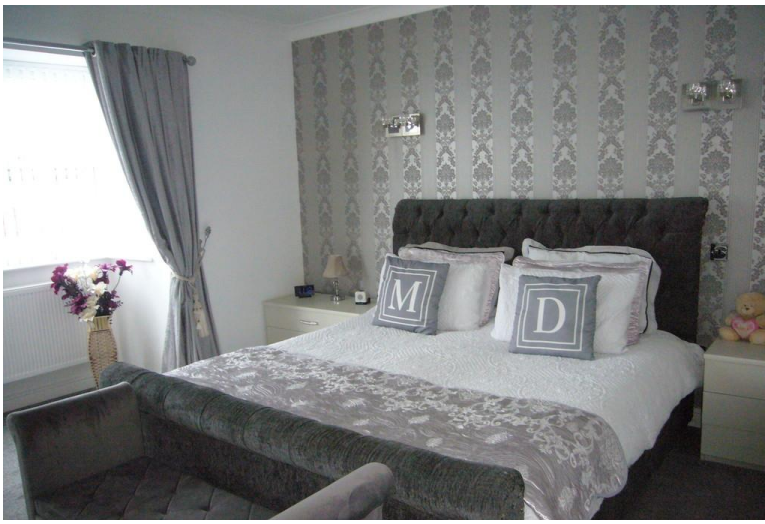
ENSUITE SHOWER ROOM

White suite comprising shower cubicle with twin shower heads, vanity washbasin and low flush WC with concealed cistern. Heated towel rail and downlighters.

FRONT BEDROOM 15' 9" x 10' 0" (4.8m x 3.05m)
 Bay window to front and radiator.

REAR BEDROOM 8' 9" x 8' 9" (2.67m x 2.67m)
 Radiator.





HOUSE BATHROOM

White freestanding bath with shower attachment, vanity washbasin and low flush WC with concealed cistern. Contemporary heated towel rail, spotlights and part ceramic tiled walls.

GARDEN ROOM / BAR 19' 0" x 10' 0" (5.79m x 3.05m)

Fitted bar and seating, Double doors leading to a covered Veranda.

TO THE OUTSIDE

Extensive block paved PARKING AREA to front with gated access from Oxford Road.

Enclosed Garden to rear having AstroTurf and lawned area.

Summerhouse and Pergola.

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

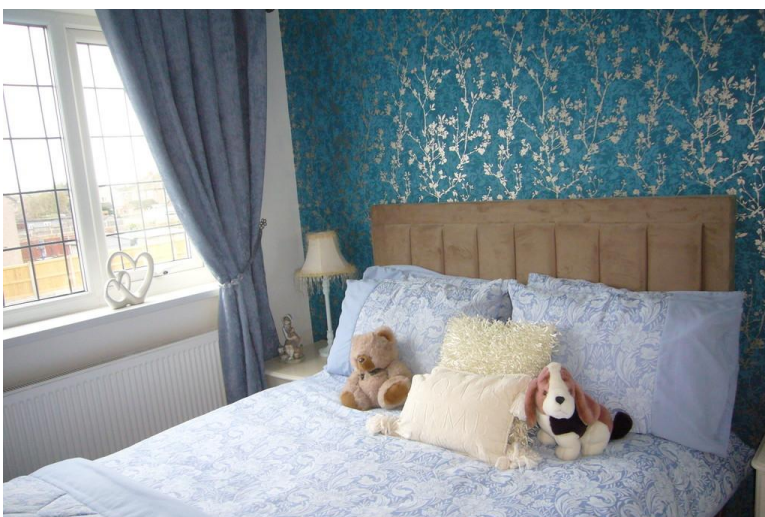
It is understood that the property is in Council Tax Band A, which is payable to the East Riding of Yorkshire Council.

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.



