



Ainsty Lodge

Ainsty Street, Goole, DN14 5JS

**Asking Price Of £195,000**

# Property Features

- Spacious Bungalow in tucked away position
- 16' Lounge & "L" shaped Dining Kitchen
- 2 Double Bedrooms & Shower Room
- Gas CH, UPVC DG, Garage & good sized Gardens
- Within walking distance of Town Centre amenities



## 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 seventh left turn into Ainsty Street 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 spacious Detached Bungalow being situated in a tucked away position just off Hook Road, and within easy walking distance of Goole Town Centre and all local amenities. The accommodation presently comprises:

### ACCOMMODATION

#### ENTRANCE PORCH

UPVC front door leading to:

#### SPACIOUS HALLWAY

Radiator.

#### LOUNGE 16' 9" x 13' 6" (5.11m x 4.11m)

Rustic Brick corner fireplace housing gas fire on quarry tiled hearth. Radiator and 2 wall lights.

#### "L" SHAPED DINING KITCHEN 16' 9" x 16' 6" (5.11m x 5.03m)

Range of light Oak effect units comprising sink unit, base units with tiled worktops, wall cupboards, larder unit and breakfast bar. Built in oven and gas hob with extractor over. Plumbing for auto washer. Cupboard housing gas central heating boiler, radiator, part ceramic tiled walls, pine panelled wall and UPVC door to the rear garden.



#### FRONT BEDROOM 13' 3" x 11' 9" (4.04m x 3.58m)

Range of built in wardrobes, cupboards, bedside cabinets and dressing table. Radiator.



#### REAR BEDROOM 12' 9" x 10' 6" (3.89m x 3.2m)

Range of built in wardrobes, drawers and bedside cabinets. Radiator.

#### SHOWER ROOM

White suite comprising walk in shower, vanity washbasin and low flush WC. Radiator, part ceramic tiled walls and linen cupboard.

#### TO THE OUTSIDE

Concrete sectional GARAGE 17' x 9' with up and over door to front, personal door to side and access from the lane to the side.

The property has good sized lawned gardens to front and rear. Garden Shed.

#### 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.

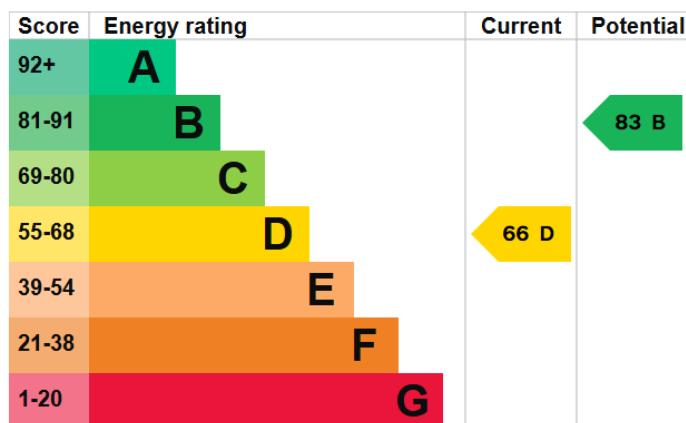
## ENERGY PERFORMANCE GRAPHS

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.



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