



29 Fourth Avenue
Goole, DN14 6JE

Offers Over £110,000

Property Features

- Refurbished Terrace House Close to Town Centre
- Sitting Room, Living Room & Kitchen
- Bathroom & 3 Bedrooms
- Gas CH UPVC DG & Enclosed Rear Yard
- Ideal First Home or Investment Opportunity

Full Description

SITUATION

From the Railway Crossing traffic lights in the centre of Goole take Pasture Road and then take the fourth right turn into Fourth Avenue 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 Fully Refurbished Inner Terraced House which should be of interest to both First Time Buyers and Investors being situated in a popular residential location within easy walking distance of the Town Centre and all local amenities. The good sized accommodation presently comprises:

GROUND FLOOR

ENTRANCE LOBBY

UPVC Front door and leading to

SITTING ROOM 13' 3" x 12' 3" (4.04m x 3.73m)

Bay window to front and radiator.

LIVING ROOM 12' 3" x 11' (3.73m x 3.35m)

Radiator, understairs cupboard and enclosed staircase to the first floor.

KITCHEN 8' 9" x 7' 6" (2.67m x 2.29m)

Range of new units comprising sink unit, base units with worktops and wall cupboards. Built in oven and ceramic hob with extractor over. Integrated fridge / freezer. Plumbing for auto washer. Radiator, gas central heating boiler and UPVC door to rear yard.



BATHROOM

New white suite comprising panelled in bath, vanity washbasin and low flush WC. Mixer tap shower over bath with side screen. Heated towel rail and wall boarding.

FIRST FLOOR

LANDING

This is approached via the enclosed staircase from the Living Room and opening from the Landing which has a radiator are

FRONT BEDROOM 12' 6" x 11' 3" (3.81m x 3.43m)

Radiator and cupboard over stairs.

REAR BEDROOM 13' 6" x 7' 9" (4.11m x 2.36m)

Radiator.

REAR BEDROOM 9' 6" x 8' (2.9m x 2.44m)

Radiator.

TO THE OUTSIDE

Forecourt

Enclosed Yard to rear.

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.

EPC

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 PLAN

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. EPC047 DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		