



3 Captains Close
Goole, DN14 6AB

NO ONWARD CHAIN
Asking Price Of £144,950

Property Features

- Pleasant Semi Detached House in sought after location
- Lounge, Dining Kitchen & Conservatory
- 2 Bedrooms & Bathroom
- Gas CH, uPVC DG, Gardens & Off Street Parking
- An Ideal First Home – NO ONWARD CHAIN

Full Description

SITUATION

The property is best approached from the Boothfery Road / Pasture Road traffic lights by travelling along Pasture Road into Westfield Avenue and then into Rutland Road. At the "T" Junction turn right into Carr Lane and then take the second right turn into Captains Close. The property will be found on the left hand side clearly marked by one of our distinctive For Sale boards.

THE PROPERTY

This consists of a pleasant Semi Detached House being situated at the entrance to a popular modern development in a sought after residential location on the northern edge of Goole yet still within easy reach of all local amenities. The property is an ideal First Home and the accommodation presently comprises:-

GROUND FLOOR

ENTRANCE HALL

Radiator and enclosed staircase leading to the First Floor.

LOUNGE 14' 0" x 10' 9" (4.27m x 3.28m)

Adam style fireplace housing living flame gas fire. Bay window to front, radiator and understairs cupboard.

DINING KITCHEN 11' 3" x 9' 9" (3.43m x 2.97m)

Range of Shaker style units comprising single drainer sink unit, base units with worktops and wall cupboards. Built-in double oven and hob with extractor over. Integrated dishwasher. Plumbing for automatic washing machine. Radiator, downlighters and part ceramic tiled walls.

INNER LOBBY

Radiator.



CLOAKROOM

White suite comprising low flush W.C and hand wash basin with tiled splashback. Radiator.

CONSERVATORY 12' 0" x 8' 6" (3.66m x 2.59m)

Ceramic tiled floor and French doors leading to the rear garden.

FIRST FLOOR

LANDING

This is approached via the enclosed staircase from the Entrance Lobby and opening from the Landing are: -

FRONT BEDROOM 12' 3" x 11' 9" (3.73m x 3.58m)

Built-in wardrobes, radiator and cupboard over stairs.

REAR BEDROOM 11' 3" x 8' 3" (3.43m x 2.51m)

Radiator.

BATHROOM

White suite comprising panelled-in bath, pedestal wash basin with cupboard under and low flush W.C. Shower over bath with side screen. Heated towel rail, downlighters and part ceramic tiled walls.

TO THE OUTSIDE

OFF STREET PARKING space to front with access from Captains Close.

The property has an enclosed garden area at the rear with a 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 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.



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.



3 Captains Close, Goole

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		