



Flat 15, Pool Court
Pasture Road, Goole, DN14 6HD

Asking Price Of £69,950

Property Features

- Good Sized Maisonette close to Town Centre
- Lounge & Fitted Kitchen
- 2 Double Bedrooms & Bathroom
- Gas CH & Allocated Parking Space
- An Ideal Investment Opportunity or First Home

Full Description

SITUATION

The property will be found on the right hand side of Pasture Road when approached from the Railway Crossings traffic lights in the centre of Goole and Flat 15 is accessed from Fifth Avenue.

THE PROPERTY

This consists of a First and Second Floor Maisonette being situated in a popular residential location very close to the centre of Goole and within easy walking distance of all local amenities. The good sized accommodation which extends over two floors presently comprises:-

GROUND FLOOR

ENTRANCE HALL

Enclosed staircase leading to:-

FIRST FLOOR

LANDING

This is approached via the enclosed staircase from the Ground Floor Entrance Hall and opening from the Landing which has a radiator are:-

LOUNGE 13' 6" x 13' 3" (4.11m x 4.04m)

Radiator.

KITCHEN 13' 0" x 7' 0" (3.96m x 2.13m)

Range of units comprising sink unit, base units with worktops, drawer unit, wall cupboards, larder unit and Breakfast bar. Free standing cooker and washing machine. Radiator, spotlights, part ceramic tiled walls and gas fired central heating boiler.



BEDROOM 11' 9" x 10' 0" (3.58m x 3.05m)

Radiator.

BATHROOM

Coloured suite comprising panelled in bath, pedestal wash basin and low flush W.C. Shower over bath with side screen. Radiator, part ceramic tiled walls and built-in cupboard.

SECOND FLOOR

LANDING

This is approached via the enclosed staircase from the First Floor Landing and opening from the small Second Floor Landing is:-

BEDROOM 14' 3" x 14' 0" (4.34m x 4.27m)

Radiator.

TO THE OUTSIDE

The property has the benefit of an **ALLOCATED PARKING SPACE** in the Communal Parking Area at the side which has vehicular access from Fifth Avenue.

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.

None of the services or associated appliances have been checked or tested.

COUNCIL TAX BAND

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

TENURE

The Tenure of the property is taken as Leasehold and is currently held on a 99 year Lease which commenced in 1990 with a Ground Rent payable of £50 per annum.

VIEWING BY APPOINTMENT

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 GRAPH

An Energy Performance Certificate is available to view at the Agent's Offices and the Energy Efficiency Rating and Graph is 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.



15 Pool Court, Pasture Road, Goole

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		