Townend Clegg&co

CHARTERED SURVEYORS SINCE 1895









25 Elm Avenue

Goole, DN14 6TF

Asking Price Of £150,000

Property Features

- Well presented Townhouse in quiet cul-de-sac
- 16' Lounge & 15' Dining Kitchen
- 2 Double Bedrooms & Bathroom
- Gas CH, UPVC DG & Gardens
- Convenient for Town Centre Amenities



Full Description

THE PROPERTY

This consists of a well presented Townhouse in a popular quiet cul-de-sac being within walking distance of Goole Town Centre and all amenities. The property has the benefit of Lounge, Dining Kitchen, 2 Double Bedrooms and good sized rear garden, and presently comprises:



GROUND FLOOR

ENTRANCE HALL

UPVC front door and enclosed staircase leading to the first floor.

LOUNGE 16' 0" x 12' 0" (4.88m x 3.66m)

Bay window to front, radiator and understairs cupboard.



DINING KITCHEN 15' 0" x 8' 6" (4.57m x 2.59m)

Range of units comprising sink unit, base units with worktops and wall cupboards. Built in oven and ceramic hob with extractor over. Integrated fridge freezer and auto washer. Built in cupboard housing gas central heating boiler. Radiator, part ceramic tiled walls and UPVC door to the rear garden.



FIRST FLOOR

LANDING

This is approached via an enclosed staircase from the Entrance Hall and opening from the Landing are:

FRONT BEDROOM 13' 0" x 11' 6" (3.96m x 3.51m)

Range of built in wardrobes, drawers and dressing table. Radiator.

REAR BEDROOM 12' 0" x 10' 9" (3.66m x 3.28m)
Radiator.

BATHROOM
White suite comprising corner bath, vanity washbasin and low flush WC. Shower over bath with side screen. Radiator and part ceramic tiled walls.

TO THE OUTSIDE
Lawned Garden to front
Good sized Garden at the rear with 2 Garden Stores
There is pedestrian access from the road at the front via the shared passageway between 25 and 27 Elm Avenue to the rear.

NOTE
There is potential to create an Off Street Parking Area to the front of the property subject to the necessary Consents being obtained.

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.

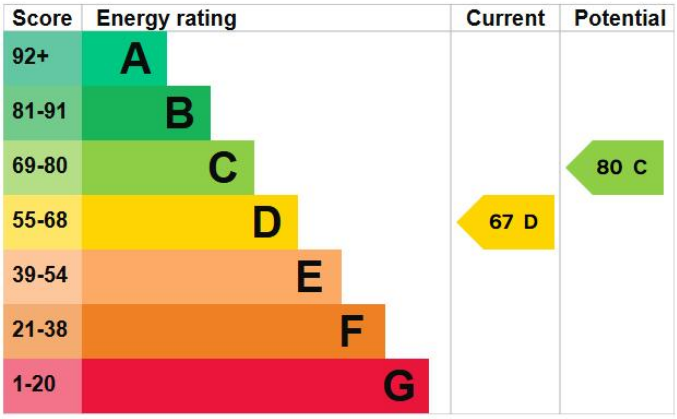
ENERGY PERFORMANCE GRAPHS

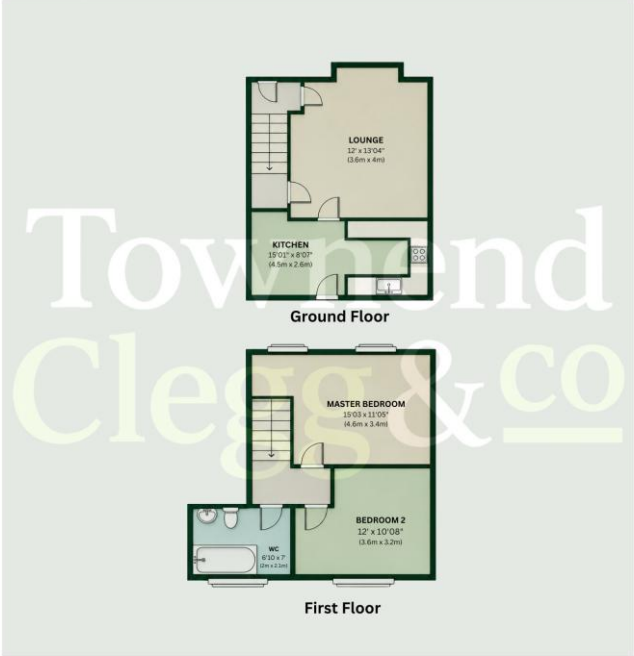
An Energy Performance Certificate is available to view at the Agent's Offices and the Energy Efficiency Rating and Environmental (CO2) Impact Rating Graphs are shown.

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.







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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements