Townend Clegg&co

CHARTERED SURVEYORS SINCE 1895









72 Carter Street

Goole, DN14 6SN

Asking Price Of £97,500

Property Features

- Good sized Terrace House
- 2 Reception Rooms & 15' Kitchen
- 3 Bedrooms & Bathroom
- Gas CH, UPVC DG & Rear Yard
- An Ideal Investment Opportunity



Full Description

THE PROPERTY
This consists of a good sized Terrace House in a popular location within easy walking distance of Goole Town Centre and all local amenities.

The property is an ideal Investment Opportunity having the benefit of 2 Reception Rooms 15' Kitchen, 3 Bedrooms and the accommodation which is in need of certain improvement works presently comprises:



GROUND FLOOR

ENTRANCE
UPVC door leading to:

SITTING ROOM 11' 9" x 11' 3" (3.58m x 3.43m)
Fireplace with mahogany surround.



INNER LOBBY
Enclosed staircase to the first floor.

LIVING ROOM 15' 9" x 6' 6" (4.8m x 1.98m)
Adam style fireplace surround. Radiator and understairs cupboard.



KITCHEN 15' 9" x 6' 6" (4.8m x 1.98m)
Range of units comprising sink unit, base units with worktops and wall cupboards. Built in oven and hob with extractor over. Plumbing for auto washer. Radiator, part ceramic tiled walls , ceramic tiled floor and UPVC doors leading to the rear Yard.

FIRST FLOOR

LANDING
This is approached via the enclosed staircase from the Inner Lobby and opening from the Landing which has a built in cupboard are:

FRONT BEDROOM 11' 9" x 11' 3" (3.58m x 3.43m)
Range of mirror fronted wardrobes which leads to large overstairs cupboard. Radiator and built in cupboard housing gas central heating boiler.



REAR BEDROOM 10' 0" x 5' 6" (3.05m x 1.68m)
Radiator.



BATHROOM
Suite comprising panelled in bath, pedestal washbasin and low flush WC. Shower over bath. Radiator and part ceramic tiled walls.

SECOND FLOOR

ATTIC BEDROOM 15' 6" x 12' 3" (4.72m x 3.73m)
This is approached via an enclosed staircase from the first floor landing and has a radiator.



TO THE OUTSIDE
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.

ENERGY PERFORMANCE GRAPHS

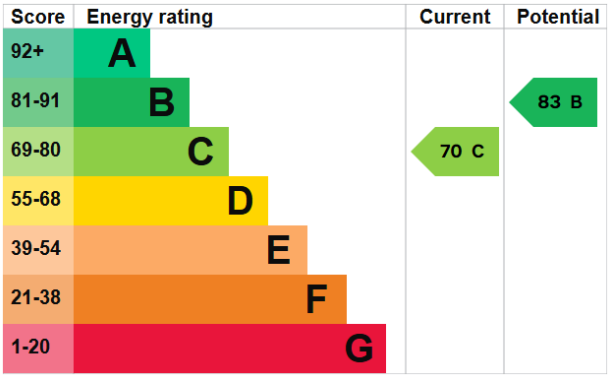
An Energy Performance Certificate is available to view at the Agent's Offices and the Energy Efficiency Rating and Environmental (CO2) Impact Rating Graphs are shown.

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.



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. EPC247 DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSION



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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