

Townend Clegg & co

CHARTERED SURVEYORS SINCE 1895

9A GEORGE STREET, SNAITH, DN14 9HY

PRICE £390,000 - OFFERS INVITED









THE PROPERTY

This consists of a refurbished Detached Dormer Bungalow being situated in a pleasant non-estate position towards the edge of the popular small Town of Snaith which has an excellent varied range of shops and amenites, and is within 6 miles of the M62 Motorway which allows easy access to the Major Yorkshire Business Centres.

The spacious accomodation has the benefit of 18' Lounge, 24' Living Kitchen, 4 Bedrooms, 2 Bathrooms, 25' Timber Workshop together with further Timber Garage / Store and presently comprises:

GROUND FLOOR

SPACIOUS ENTRANCE HALL

Composite front door, radiator and staircase to the first floor.

LOUNGE 18' 0" x 13' 6" (5.49m x 4.11m)

Recessed fireplace with oak mantle housing electric cast iron stove. 2 radiators.









LIVING KITCHEN 24' 3" x 11' 9" (7.39m x 3.58m)
Comprising:

KITCHEN 14' 0" x 11' 9" (4.27m x 3.58m)
Range of new units comprising sink unit, base units with worktops and Welsh dresser style unit. "Farmhouse" Range Cooker. Freestanding fridge. Radiator, part ceramic tiled walls and opening into:

Raised LIVING DINING AREA 11' 9" x 10' 0" (3.58m x 3.05m)
Freestanding fireplace surround with electric fire. Radiator.

UTILITY ROOM 8' 6" x 6' 6" (2.59m x 1.98m)
Range of units comprising sink unit, base units with worktops and larder unit. Plumbing for auto washer. Radiator and part ceramic tiled walls.

CLOAKROOM
White low flush WC and vanity washbasin. Part ceramic tiled walls.

SIDE ENTRANCE HALL
Personal door into the Integral Garage and door to the side.

FIRST FLOOR

LANDING
This is approached via the staircase from the Entrance Hall, and opening from the Landing which has a linen cupboard are:

MASTER BEDROOM 15' 3" x 11' 3" (4.65m x 3.43m)
Range of built in wardrobes, cupboards and drawers. Radiator and leading to:

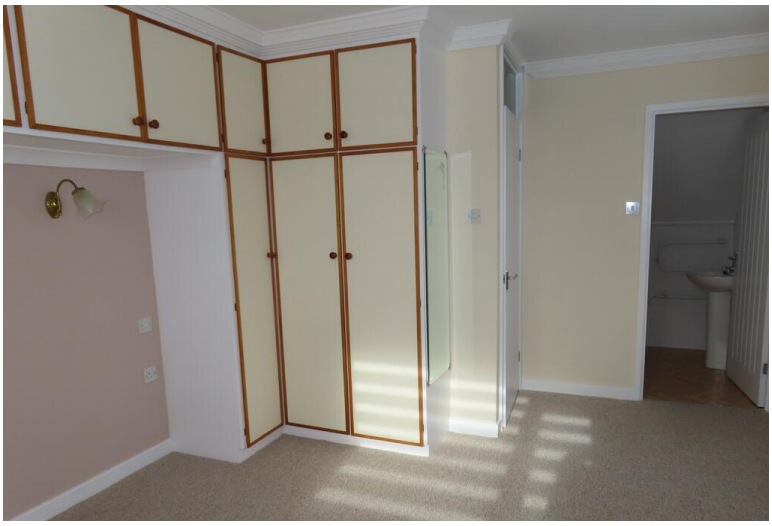
ENSUITE SHOWER ROOM
White suite comprising shower cubicle and pedestal washbasin. Heated towel rail and ceramic tiled walls.

FRONT BEDROOM 13' 3" x 10' 0" (4.04m x 3.05m)
Radiator.

SIDE BEDROOM 13' 9" x 8' 9" (4.19m x 2.67m)
Radiator and leading to:

ENSUITE CLOAKROOM
White vanity washbasin.









REAR BEDROOM 11' 0" x 6' 0" (3.35m x 1.83m)
Built in cupboard and radiator.

HOUSE BATHROOM
New white suite comprising panelled in bath, pedestal washbasin and low flush WC. Radiator and part ceramic tiled walls.

TO THE OUTSIDE
Integral GARAGE 18' 9" x 9' with new electric roller door to front, gas central heating boiler and "In out driveway" from George Street.

Timber WORKSHOP 25' x 13' 3" with covered Veranda to front, and power laid on.

Timber GARAGE with adjoining STORE.

The property has delightful lawned Gardens to front and rear.

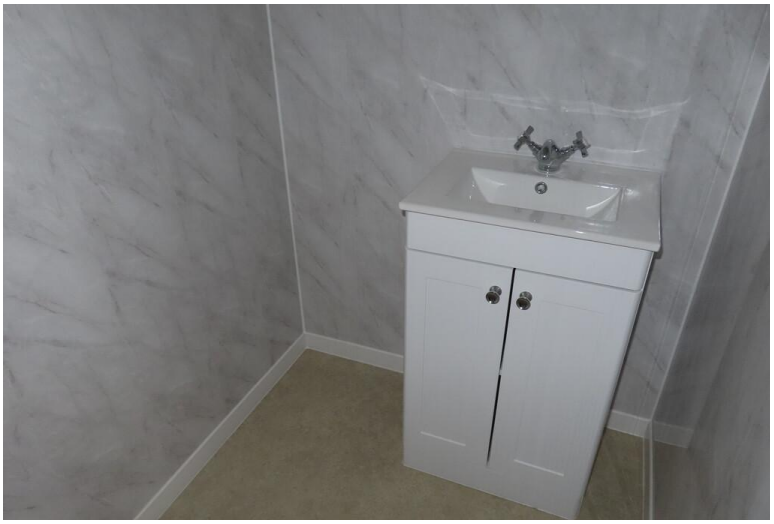
SERVICES
It is understood that mains drainage, mains water, electricity and gas are laid to the property. There is recently installed gas fired central heating to radiators and windows are double glazed with uPVC framed sealed units.

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 D, 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.

PLEASE NOTE
It is important to note that during the Snaith area flood in 2000 the flood water did not enter either the gardens or the Bungalow. During the floods in 2020 part of the rear garden was flooded but again the water did not enter the Bungalow. Since 2020 the rear garden has been raised and a bund wall built around part of the rear garden and also the Workshop and Garage / Store have been raised by approximately 300mm.
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.

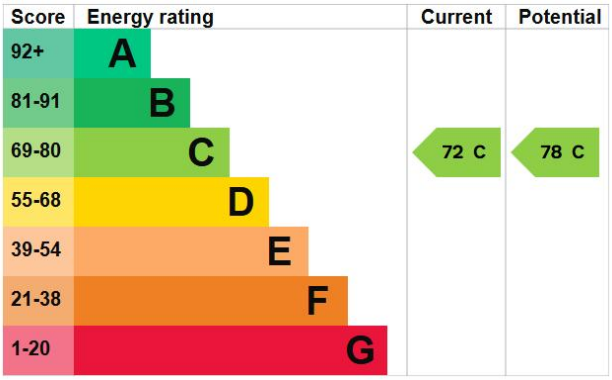
WHETHER BUYING OR SELLING LET US SMOOTH THE PATH TO YOUR NEW HOME.

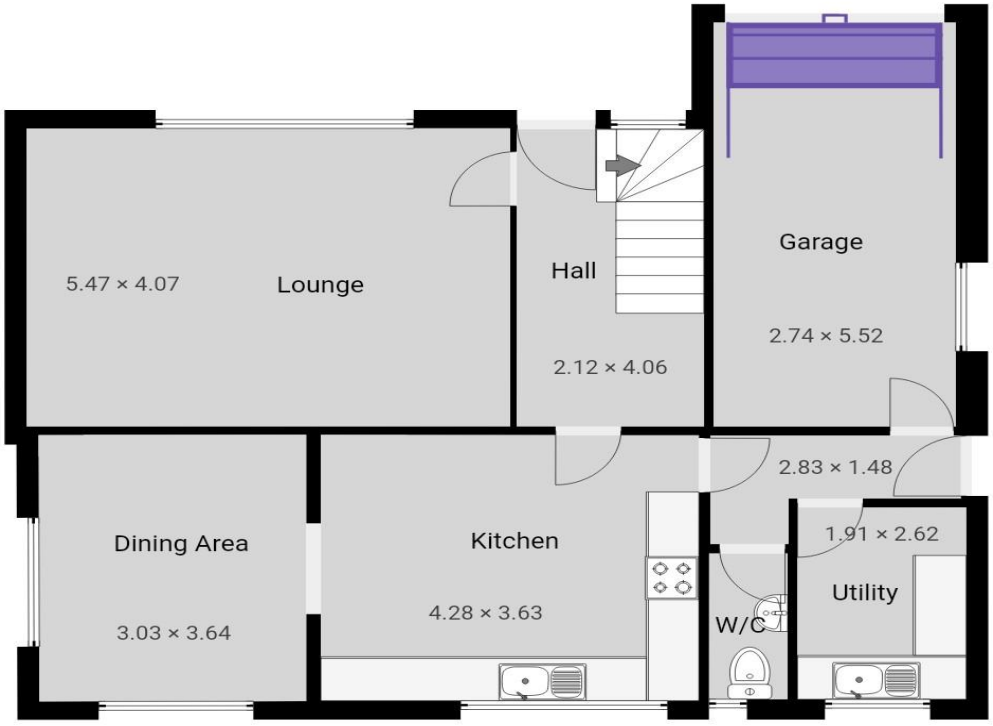
ENERGY PERFORMANCE GRAPHS

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 DIMENSIONS.

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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