



**Townend
Clegg & CO**

CHARTERED SURVEYORS SINCE 1895

28 BUTT LANE, SNAITH, NR GOOLE, DN14 9DP
ASKING PRICE OF £260,000





SITUATION

From Goole take the A614 and then the A1041 into Snaith. On entering the Town along Cowick Road turn left just before the "S" bend into Butt Lane where the property will be found on the right handside clearly marked by one of our distinctive For Sale boards.

THE PROPERTY

This consists of an extended Dormer Style Dwelling being situated towards the edge of the very popular small Town of Snaith which has an excellent range of amenities and is ideally placed for York, Leeds, Hull and J34 of the M62.

The very spacious accommodation which is in need of full modernisation presently comprises:

GROUND FLOOR

ENTRANCE HALL

Radiator.

CLOAKROOM 6' 0" x 5' 3" (1.83m x 1.6m)

Gas central heating boiler.



LOUNGE 18' 0" x 14' 9" (5.49m x 4.5m)

Rustic brick chimney breast, radiator and patio doors to the side.

DINING ROOM 17' 3" x 13' 3" (5.26m x 4.04m)

Radiator.

LIBRARY / 4TH BEDROOM 14' 9" x 11' 3" (4.5m x 3.43m)

Radiator.

KITCHEN

Range of units comprising sink unit, base units with worktops, wall cupboards and glass fronted wall cupboards. Built in oven and hob. Bay window to side, radiator, part ceramic tiled walls and serving hatch to Dining Room.

UTILITY ROOM / CLOAKROOM 11' 9" x 7' 0" (3.58m x 2.13m)

Wall cupboards, washbasin, radiator and separate TOILET with low flush WC.

SIDE PORCH

INNER HALL

Radiator and mahogany open tread staircase to the first floor.

BATHROOM 10' 3" x 8' 6" (3.12m x 2.59m)

Coloured suite comprising panelled in bath, pedestal washbasin, low flush WC and shower. Radiator ceramic tiled walls and airing cupboard housing cylinder.

FIRST FLOOR

LANDING

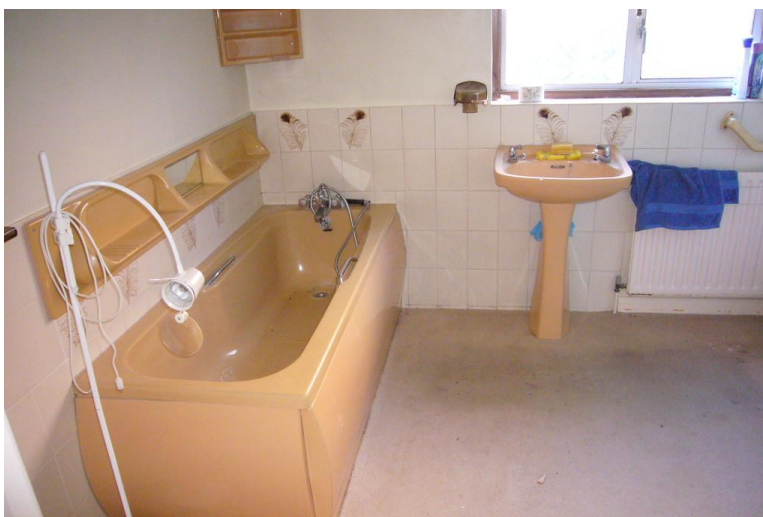
This approached via the mahogany open tread staircase from the Inner Hall and opening from the Landing are:

SIDE BEDROOM 17' 9" x 10' 3" (5.41m x 3.12m)
Radiator.

SIDE BEDROOM 11' 3" x 10' 6" (3.43m x 3.2m)
Radiator.

STUDY 14' 9" x 10' 9" (4.5m x 3.28m)

Velux roof light, radiator and leading to:





FRONT BEDROOM 14' 3" x 10' 9" (4.34m x 3.28m)
Radiator.

TO THE OUTSIDE

Brick and tiled **DOUBLE GARAGE 17'3" x 16' 3"** with electric roller door to front, personal door to side, power laid on and driveway approach from Butt Lane together with turning space at the front providing additional off street parking.

The property has gardens to front and rear together with a patio area at the side.

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 aluminium and hardwood 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 E, which is payable to the East Riding of Yorkshire Council.

FENCING OBLIGATION

The purchaser is to be responsible of erecting a new concrete post and timber fence with concrete gravel boards along the southern boundary of 28 Butt Lane and as marked A-B-C on the Site Plan.

The new fence between A-B is to be 6' high with the fence between B-C being 3' high.

3 months of the completion of the Sale.

A copy of the Site Plan showing the exact position of the new fence can be obtained from the Agents Goole Office.

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.

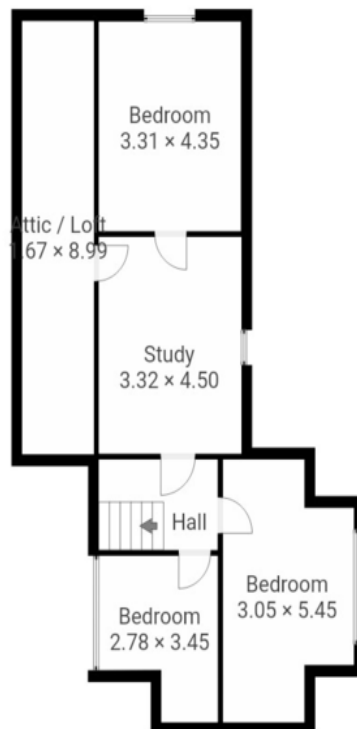
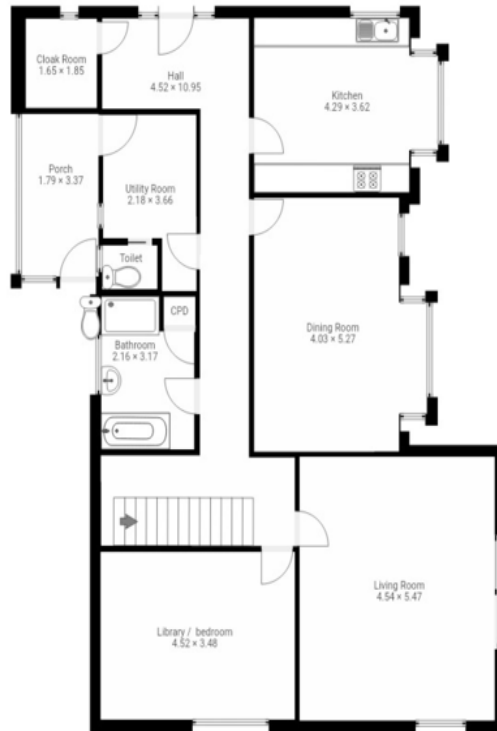
ENERGY PERFORMANCE GRAPHS

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 PLAN

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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