



76 Moorland Road
Old Goole, DN14 5TX

Asking Price Of £90,000

Property Features

- Well presented Terrace House in popular location
- Lounge & Dining Kitchen
- 2 Bedrooms, Bathroom & Attic Room
- Gas CH, UPVC DG & Garden to rear with Timber Stores
- Within easy reach of Town Centre amenities



Full Description

SITUATION

From the centre of Goole take the a161 Bridge Street towards Swinefleet and after passing over the third bridge follow the road left into Swinefleet Road. Proceed around the right hand bend and then take the second right turn into Moorland Road where the property will be found on the left hand side clearly marked by one of our distinctive For Sale Boards.

THE PROPERTY

This consist of a well presented Terraced House being situated in a popular residential location towards the edge of Goole yet still within easy reach of all Town Centre amenities. The good sized accommodation presently comprises:

GROUND FLOOR

ENTRANCE LOBBY

UPVC front door and ceramic tiled floor.

LOUNGE 14' 0" x 13' 0" (4.27m x 3.96m)

Recessed fireplace housing cast iron Wood Burner on stone hearth. Radiator and understairs recess.

INNER LOBBY

Enclosed staircase leading to the first floor.

DINING KITCHEN 13' 0" x 11' 9" (3.96m x 3.58m)

Range of units comprising sink unit, base units with worktops, pan drawers, wall cupboards and breakfast bar. Built in oven and ceramic hob with extractor over. Plumbing for auto washer. Radiator, spotlights, part ceramic tiled walls, ceramic tiled floor, gas central heating boiler and UPVC door to the rear.



FIRST FLOOR

LANDING

This is approached via the enclosed staircase from the Inner Lobby and opening from the Landing are:

FRONT BEDROOM 13' 0" x 11' 3" (3.96m x 3.43m)

Range of wardrobes and radiator.

REAR BEDROOM 9' 6" x 6' 6" (2.9m x 1.98m)

Radiator.

BATHROOM

White suite comprising panelled in bath, pedestal washbasin and low flush WC. Shower over bath with dual shower heads. Radiator and ceramic tiled walls.

ATTIC ROOM 12' 0" x 9' 9" (3.66m x 2.97m)

This room is approached via an enclosed staircase from the first floor landing and has a radiator and Velux roof light.

TO THE OUTSIDE

Small forecourt.

Lawned garden to rear with decked area together with timber Garden Store and bike Store. It is understood that there is vehicular access to the rear of the property from the track at the 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.

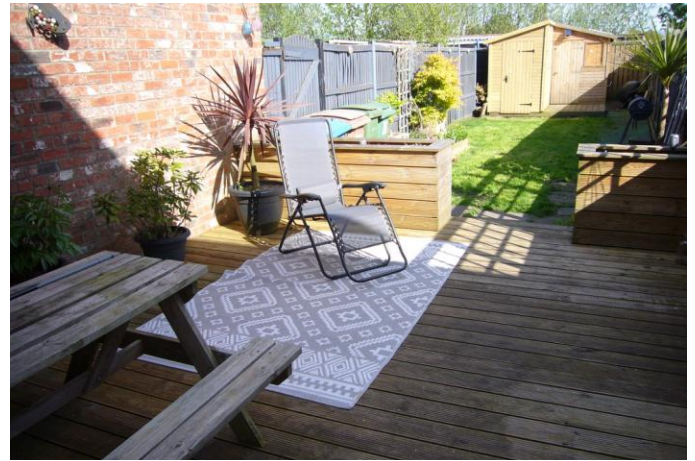
VIEWING

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.

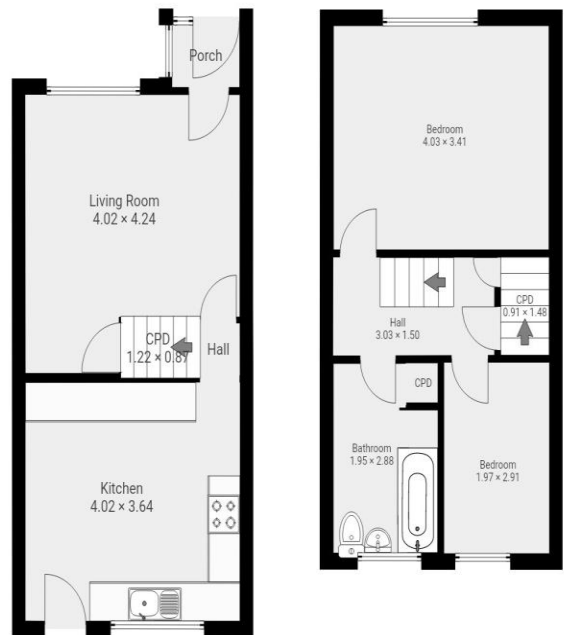
WHETHER BUYING OR SELLING LET US SMOOTH THE PATH TO YOUR NEW HOME.

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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. EPC4F DISCLAIMS ANY WARRANTY INCLDING, 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 and 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.