



Townend
Clegg & CO

CHARTERED SURVEYORS SINCE 1895

THE CHAPEL, MAIN STREET, REEDNESS, DN14 8ET
ASKING PRICE OF £395,000





SITUATION

From Goole take the A161 to Swinefleet. At the mini roundabout in the centre of the Village turn left and at the "T" junction turn right towards Reedness. On entering the Village along Main Street, the property will be found on the left hand side clearly marked by one of our distinctive For Sale boards

THE PROPERTY

This consists of a unique Detached Dwelling converted from a Former Wesleyan Chapel being situated in the centre of the popular rural Village of Reedness which is conveniently placed for the Towns of Goole, Doncaster and Scunthorpe, and ideal for commuting to the cities of Hull and Leeds. The very spacious accommodation of this unique property presently comprises:

GROUND FLOOR

ENTRANCE VESTIBULE

Arched door leading to:



IMPRESSIVE HALLWAY

Vaulted ceiling with exposed trusses, ceramic tiled floor and spindled staircase to the first floor with oak treads and handrail.

LOUNGE 24' 6" x 21' 9" (7.47m x 6.63m)

Feature arched window to front, exposed stonework, downlighters, ceramic tiled floor and opening into:

LIVING KITCHEN 20' 3" x 19' 3" (6.17m x 5.87m)

Extensive range of grey shaker style units comprising sink unit, base units with granite worktops and upstands, pan drawers and larder unit. Built in double oven and ceramic hob. Integrated dishwasher, Vaulted ceiling with exposed trusses, 6 ceiling lights, feature window to rear and ceramic tiled floor.



GROUND FLOOR BEDROOM 14' 3" x 10' 0" (4.34m x 3.05m)

Downlighters, ceramic tiled floor and leading to:

ENSUITE SHOWER ROOM

White suite comprising walk in shower cubicle with dual shower heads, pedestal washbasin and low flush WC. Heated towel rail, downlighters and ceramic tiled walls and floor.



UTILITY ROOM 10' 3" x 6' 9" (3.12m x 2.06m)

Plumbing for auto washer, downlighters, oil central heating boiler and built in cupboard with cylinder.

CLOAKROOM

White suite comprising low flush WC and pedestal washbasin. Downlighters.

SIDE ENTRANCE HALL

Ceramic tiled floor and door to the side.

FIRST FLOOR

GALLERIED LANDING

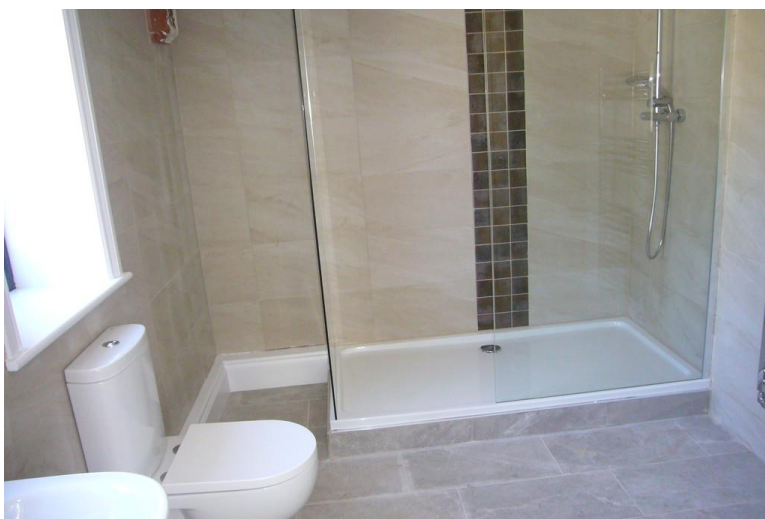
This is approached via the impressive spindled staircase from the Hallway and opening from the galleried Landing are:

BEDROOM 19' 3" x 13' 9" (5.87m x 4.19m)

Velux roof light, exposed trusses, radiator and downlighters.

BEDROOM 15' 3" x 10' 0" (4.65m x 3.05m)

Feature arched window to side, Velux roof light, exposed trusses, radiator and downlighters.





HOUSE BATHROOM

White suite comprising P Shaped bath, pedestal washbasin and low flush WC. Shower overbath with dual shower heads and side screen. Heated towel rail, part ceramic tiled walls, Velux roof light and linen cupboard with radiator.

TO THE OUTSIDE

Ample OFF STREET PARKING to side with vehicular access from Main Street.

The property has gardens to front, side and rear, and an outside Toilet.



SERVICES

It is understood that mains drainage, mains water, and electricity are laid to the property. There is oil 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

The Council Tax Banding has yet to be assessed by 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.

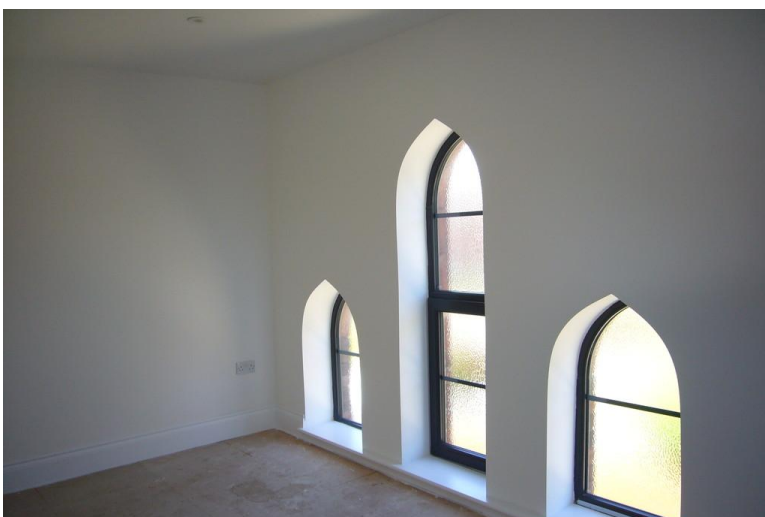
OFFER PROCEDURE

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 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	Potent
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

