



**Townend
Clegg & CO**

CHARTERED SURVEYORS SINCE 1895

18 BACK LANE, EAST COWICK, NR GOOLE, DN14 9HA
ASKING PRICE OF £335,000





SITUATION

From Goole take the A614 and then the A1041 to East Cowick. On reaching the Village and just before passing through the sharp right hand bend bear left into Back 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 a spacious individual Detached Dormer Bungalow being situated in an excellent position on the edge of the popular rural Village of East Cowick which is conveniently located for the Towns of Goole and Selby, and both the M62 and M18 Motorways are within easy reach therefore allowing commuting to the major Yorkshire Business Centres. The extremely well presented accommodation presently includes:

GROUND FLOOR

ENTRANCE PORCH

Leading to:

ENTRANCE HALL

UPVC front door, 2 radiators, downlighter and spindled staircase leading to the first floor.



LOUNGE 17' 9" x 13' 6" (5.41m x 4.11m)

Marble fireplace housing gas fire, radiator and French doors leading to the side Garden.

DINING ROOM 11' 9" x 9' 6" (3.58m x 2.9m)

Radiators and French doors leading to the rear Garden.

BREAKFAST KITCHEN 13' 6" x 11' 9" (4.11m x 3.58m)

Extensive range of units comprising sink unit, base units with granite worktops, wall cupboards and pan drawers. Built in double oven and induction hob with chimney extractor over. Integrated Dishwasher. Radiator, part ceramic tiled walls and downlighters.

UTILITY ROOM 8' 0" x 7' 9" (2.44m x 2.36m)

Range of units comprising base units with granite worktops, wall cupboards and larder unit. Plumbing for auto washer and space for a dryer. American style fridge freezer. Radiator, part ceramic tiled walls and UPVC framed door to the rear.

FRONT BEDROOM 14' 6" x 12' 0" (4.42m x 3.66m)

Range of built in wardrobes and radiator.

HOUSE BATHROOM

White suite with panelled in bath having shower attachment, pedestal washbasin and low flush WC. Heated towel rail, ceramic tiled walls and downlighters.

FIRST FLOOR

GALLIERED LANDING

This is approached via the spindled staircase from the Entrance Hall and opening from the Galleried Landing which has a vaulted ceiling, 2 radiators, 2 Velux roof lights and wall lights are:

MASTER BEDROOM 15' 3" x 13' 0" (4.65m x 3.96m)

Radiator, Velux roof light and leading to:

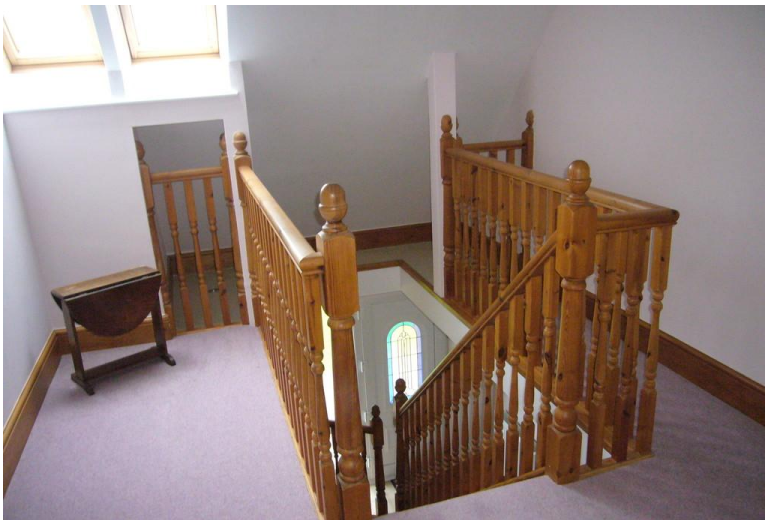
DRESSING ROOM 11' 6" x 6' 0" (3.51m x 1.83m)

Range of built in wardrobes, radiator, downlighters and Velux roof light.

ENSUITE SHOWER ROOM

White suite with walk in shower having body jet shower, vanity washbasin and low flush WC with concealed cistern. Heated towel rail, downlighters, ceramic tiled walls and floor.





REAR BEDROOM 15' 6" x 13' 0" (4.72m x 3.96m)
Range of built in wardrobes, radiator, downlighters, Velux roof light and leading to:

ENSUITE SHOWER ROOM

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

TO THE OUTSIDE

Integral GARAGE 24'3" x 11'9" with electric roller door to front, personal door to side, built in cupboards, oil central heating boiler and gated blocked paved driveway from Back Lane.

The property stands in good sized Gardens with lawned areas to front, side and rear together with mature boundary hedges and an array of plants and shrubs.

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

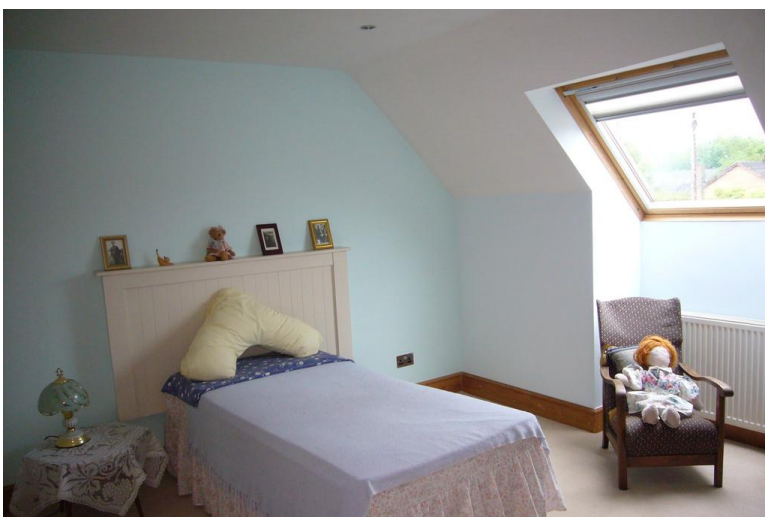
It is understood that the property is in Council Tax Band D, which is payable to the East Riding of Yorkshire Council.

VIEWING

Should you wish to view this property or require any additional information, please ring our Goole Office on 01405 762557.

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		82 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

