



Hall House Farm

Main Street, Whitgift, Nr Goole, DN14 8HL

Asking Price Of £185,000

Property Features

- Spacious Semi-Detached House in popular rural Village
- Sitting Room, Living Room & Kitchen
- 3 Double Bedrooms & Bathroom
- Central heating, UPVC DG, Garage & Large Garden
- Views over river to rear and in need of modernisation



Full Description

SITUATION

From Goole take the A161 to Swinefleet. At the mini-roundabout turn left and at the "T" junction turn right towards Reedness. Proceed through the Village of Reedness into Whitgift where 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 traditional Semi-Detached House standing in extremely large Gardens being situated in the popular rural Village of Whitgift located twixt the Towns of Goole and Scunthorpe and ideally placed for both the M62 and M18 motorways. The spacious accommodation which is in need of modernisation presently comprises:



GROUND FLOOR

ENTRANCE PORCH

Leading to:

PANTRY 8' 0" x 7' 0" (2.44m x 2.13m)

Cold slab and shelves



HALLWAY

Radiator, understairs cupboard, quarry tiled floor and spindled staircase to the first floor.

SITTING ROOM 13' 9" x 11' 3" (4.19m x 3.43m)

Fireplace with cast iron and tiled inset and tiled hearth. Bay window to front and radiator.

LIVING ROOM 15' 6" x 14' 6" (4.72m x 4.42m)

Rustic Brick fireplace housing solid fuel room heater on tiled hearth, 2 Radiators.



KITCHEN 10' 6" x 7' 0" (3.2m x 2.13m)

Range of pine units comprising sink unit base units with worktops and wall cupboards. Plumbing for auto washer. Part ceramic tiled walls.

FIRST FLOOR

LANDING

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

FRONT BEDROOM 15' 6" x 11' 0" (4.72m x 3.35m)

Cast Iron fireplace and radiator.

FRONT BEDROOM 11' 3" x 11' 0" (3.43m x 3.35m)

Cast iron fireplace and radiator

REAR BEDROOM 10' 6" x 8' 0" (3.2m x 2.44m)

BATHROOM 10' 9" x 8' 6" (3.28m x 2.59m)

Original cast iron bath, pedestal washbasin, low flush WC and shower cubicle. Radiator, part ceramic tiled walls and airing cupboard housing cylinder.

TO THE OUTSIDE

Brick and tiled GARAGE 18'3" x 12' with up and over door to front, personal door to side, power laid on and block paved driveway from Main Street which provides ample additional off street parking.

The property has extremely large gardens to front, side and rear which enjoy long distance open views over farmland at the front and over the river at the rear.

SERVICES

It is understood that mains water and electricity are laid to the property with drainage being to shared septic tank. There is solid fuel 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 B, 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.

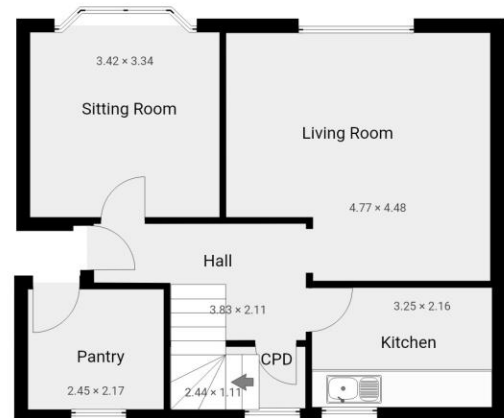
WHETHER BUYING OR SELLING LET US SMOOTH THE PATH TO YOUR NEW HOME.

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.



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. EPIC247 DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

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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