



3 The Malt Kilns
Goole, DN14 5BN

Asking Price Of £185,000

Property Features

- Good sized Detached Bungalow in quiet cul-de-sac
- 17' Lounge & Dining Kitchen
- 2 Double Bedrooms & Bathroom
- Gas CH, UPVC DG, 24' Garage & Gardens
- Within easy walking distance of Town Centre amenities



Full Description

SITUATION

From the Clock Tower roundabout in the centre of Goole take Estcourt Terrace and Government Street to the mini roundabout and then turn right into Edinburgh Street. Take the next left turn into Lime Tree Avenue and then take the first left turn into The Malt Kilns. The property will be found in a small quiet cul-de-sac on the left handside being clearly marked by one of our distinctive For Sale Boards.

THE PROPERTY

This consists of a Detached Bungalow being situated in a quiet cul-de-sac in a popular residential location within easy walking distance of the Town Centre and all amenities. The good sized accommodation presently comprises:

ACCOMMODATION

ENTRANCE HALL

Radiator and airing cupboard housing cylinder.

LOUNGE 17' 6" x 11' 6" (5.33m x 3.51m)

Radiator.

DINING KITCHEN 14' 3" x 12' 3" (4.34m x 3.73m)

Range of units comprising sink unit, base units with worktops and wall cupboards. Free standing cooker with extractor over. Radiator, gas central heating boiler, built in cupboard and UPVC door to side.

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

Radiator.

REAR BEDROOM 11' 0" x 10' 9" (3.35m x 3.28m)

Radiator.



BATHROOM

White suite comprising panelled in bath, pedestal washbasin and low flush WC. Shower overbath. Radiator and part ceramic tiled walls.

TO THE OUTSIDE

Attached GARAGE 24' 6" x 8' 9" with up and over door to front, personnel door to rear and driveway approach from The Malt Kilns.

Gardens to front and 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 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 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.



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		84 B
69-80	C		
55-68	D	66 D	
39-54	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.