



12 Frederick Street
Goole, DN14 5JP

Asking Price Of £167,500

Property Features

- Spacious Edwardian Townhouse in popular location
- Sitting Room, Living Room, 22' Kitchen & Utility
- 3 Bedroom, Bathroom & Shower Room
- Gas CH, UPVC DG & Gardens
- Within easy reach of all Town Centre amenities

Full Description

SITUATION

From the Clock Tower roundabout in the centre of Goole take North Street and proceed around the sharp left hand bend into Hook Road. Take the sixth left turn into Fountayne Street and then the first left turn into Frederick Street where the property will be found immediately on the left handside clearly marked by one of our distinctive For Sale boards.

THE PROPERTY

This consists of an Edwardian End Terrace Townhouse being situated in a popular residential location just off Hook Road and within easy walking distance of all Town Centre amenities. The spacious accommodation presently comprises:

GROUND FLOOR

ENTRANCE VESTIBULE

UPVC front door leading to:

HALLWAY

Radiator and enclosed staircase leading to the first floor.

SITTING ROOM 16' 9" x 11' 0" (5.11m x 3.35m)

Marble fire surround with cast iron and tiled inset housing living flame gas fire on tiled hearth. Bay window to front and radiator.

LIVING ROOM 13' 9" x 12' 0" (4.19m x 3.66m)

Rustic Brick chimney breast housing cast iron stove on brick hearth. Radiator and understairs cupboard.

BREAKFAST KITCHEN 22' 6" x 9' 3" (6.86m x 2.82m)

Range of units comprising sink unit, base units with worktops and wall cupboards. Built in oven and hob with extractor over. Radiator, spotlights, part ceramic tiled walls and UPVC door to side garden.



UTILITY ROOM 5' 9" x 4' 9" (1.75m x 1.45m)

Plumbing for auto washer, part ceramic tiled walls, ceramic tiled floor and gas central heating boiler.

SHOWER ROOM

White suite comprising shower cubicle, washbasin and low flush WC. Radiator and ceramic tiled floor.

FIRST FLOOR

LANDING

This is approached via the enclosed staircase from the Hallway and opening from the Landing which has a radiator are:

FRONT BEDROOM 15' 0" x 13' 3" (4.57m x 4.04m)

Cast iron and tiled feature fireplace, and radiator.

REAR BEDROOM 13' 9" x 9' 6" (4.19m x 2.9m)

Cast iron feature fireplace and radiator.

REAR BEDROOM 11' 0" x 9' 3" (3.35m x 2.82m)

Radiator.

BATHROOM

White suite comprising panelled in bath with shower attachment, pedestal washbasin and low flush WC. Electric shower overbath with side screen. 2 radiators and part ceramic tiled walls.

TO THE OUTSIDE

Good sized lawned gardens to front, side and rear with mature boundary hedge.

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.



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. EPC247 DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	62 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