



44 Victoria Street  
Goole, DN14 5EX

**Asking Price Of £92,995**

# Property Features

- Inner Terrace House Close to all Town Centre Amenities
- Sitting Room, Living Room & 17' Kitchen
- Bathroom & 2 Double Bedrooms
- Gas CH, UPVC DG & rear Yard
- Ideal Investment Opportunity - EPC Band C



## Full Description

### SITUATION

The property is best approached from the Clock Tower roundabout in the centre of Goole by talking Carlisle Street and then forking immediately right into Victoria Street. The property will be found on the right handside clearly marked by one of our distinctive For Sale boards.

### THE PROPERTY

This consists of an well presented Inner Terrace House being situated in a popular location within easy walking distance of all Town Centre amenities. The property is an ideal Investment Opportunity and the accommodation which has been re-decorated and has new carpets throughout presently comprises:



### GROUND FLOOR

#### ENTRANCE

UPVC door leading to:

#### SITTING ROOM 10' 6" x 10' 0" (3.2m x 3.05m)

Radiator and meter cupboard to alcove.



#### LIVING ROOM 14' 9" x 10' 0" (4.5m x 3.05m)

Radiator, understairs cupboard and enclosed staircase to the first floor.

#### KITCHEN 17' 6" x 5' 3" (5.33m x 1.6m)

Range of units comprising sink unit, base units with worktops and wall cupboards. Plumbing for auto washer. Creda electric cooker and radiator.



## BATHROOM

White suite comprising panelled in bath, vanity wash basin and low flush WC. Shower over bath with side screen. Radiator, ceramic tiled walls and ceramic tiled floor.

## REAR ENTRANCE LOBBY

UPVC door leading to the rear Yard.

## FIRST FLOOR

## LANDING

This is approached via the enclosed staircase from the Living Room and opening from the small landing are:

## FRONT BEDROOM 10' 6" x 10' 0" (3.2m x 3.05m)

Radiator.

## REAR BEDROOM 12' 0" x 10' 0" (3.66m x 3.05m)

Radiator, cupboard over stairs and cupboard housing gas central heating boiler.

## TO THE OUTSIDE

Small enclosed Yard to 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 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		90 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

4 Belgravia,  
Goole,  
DN14 5BU

[www.townendclegg.co.uk](http://www.townendclegg.co.uk)  
[sales@townendclegg.co.uk](mailto:sales@townendclegg.co.uk)  
01405 762557

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.