



36 Bournville
Goole, DN14 6LA

Asking Price Of £155,000

Property Features

- Well-presented Semi House in popular location
- Sitting Room, Living Room & Kitchen
- 3 Bedrooms & Bathroom
- Gas CH, UPVC, DG, Forecourt & rear Garden
- Within walking distance of Town Centre



Full Description

SITUATION

The property is best approached from the centre of Goole by taking Pasture Road from the Railway Crossing traffic lights. After passing over the mini roundabout at the junction with Centenary Road take the fourth left turn into Bournville, 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 well presented Semi Detached House being situated in a popular residential location within easy walking distance of the Town Centre and all local amenities. The good sized accommodation which extends over 3 floors presently comprises



GROUND FLOOR

ENTRANCE LOBBY

UPVC door, radiator and enclosed staircase to the first floor

SITTING ROOM 14' 3" x 12' 6" (4.34m x 3.81m)

Fire surround with tiled inset and hearth housing electric fire. Bay window to front, radiator and 2 wall lights.



LIVING ROOM 13' 3" x 12' 6" (4.04m x 3.81m)

Ornate fire surround with marble effect inset and hearth housing electric fire. Radiator, understairs cupboard and opening into

KITCHEN 13' 9" x 8' 6" (4.19m x 2.59m)

Range of units comprising sink unit, base unit with worktops and wall cupboards. Built in Oven and Hob with extractor over. Plumbing for auto washer. Radiator, downlighters, part ceramic tiled walls, cupboard housing gas fired central heating boiler, and UPVC door to rear.



FIRST FLOOR

LANDING

This is approached via the enclosed staircase from the Entrance Lobby and opening from the Landing which has a radiator and wall light are

FRONT BEDROOM 12' 6" x 11' 3" (3.81m x 3.43m)

Radiator and cupboard overstairs

SIDE BEDROOM 10' 9" x 8' 3" (3.28m x 2.51m)

Radiator

BATHROOM

White suite with "P" shaped bath, vanity washbasin and low flush WC. Shower over bath with side screen. Heated towel rail and downlighters.

SECOND FLOOR

ATTIC BEDROOM 14' 6" x 12' 3" (4.42m x 3.73m)

This is approached via an enclosed staircase from the first floor landing and has 2 radiators.

OUTSIDE

Small Forecourt

Lawned Garden to rear with Store.

COUNCIL TAX

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

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.

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 CERTIFICATE

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. EPC247 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		77 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