



51 Lime Tree Avenue
Goole, DN14 5HL

Asking Price Of £109,950

Property Features

- Well presented Terrace Townhouse close to Town Centre
- Lounge & Dining Kitchen
- 2 Bedrooms & Bathroom
- Gas CH, UPVC DG & Gardens with potential Parking
- Re-decorated & new floor coverings throughout



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 where the property will be found on the left handside being clearly marked by one of our distinctive For Sale Boards.

THE PROPERTY

This consists of a well-presented Terrace Townhouse being situated in a popular location within easy walking distance of the Town Centre and all amenities. The accommodation which has been re-decorated and has new floor coverings throughout presently comprises:

GROUND FLOOR

ENTRANCE HALL

UPVC front door, radiator and enclosed staircase to the first floor.

LOUNGE 13' 0" x 12' 0" (3.96m x 3.66m)

Contemporary gas fire and radiator.

DINING KITCHEN 15' 0" x 7' 9" (4.57m x 2.36m)

Range of units comprising sink unit, base units with worktops, drawer unit and wall cupboards. Built in oven and hob. Integrated dishwasher. Plumbing for auto washer. Gas central heating boiler, part ceramic tiled walls, ceramic tiled floor, understairs cupboard and UPVC door to rear garden.



FIRST FLOOR

LANDING

This approached via the enclosed staircase from the Entrance Hall and opening from the Landing are:

FRONT BEDROOM 12' 6" x 12' 0" (3.81m x 3.66m)

Built in cupboard, radiator and overstairs cupboard.

REAR BEDROOM 8' 9" x 8' 6" (2.67m x 2.59m)

Radiator.

BATHROOM

White suite comprising panelled in bath, pedestal washbasin and low flush WC. Mixer tap shower overbath with side screen. Radiator and part ceramic tiled walls.

TO THE OUTSIDE

Potential Off Street PARKING SPACE to front.

Enclosed garden to rear with shed.

There is pedestrian access from the front of the property to the rear garden via the passageway between 51 and 53 Lime Tree Avenue.

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.

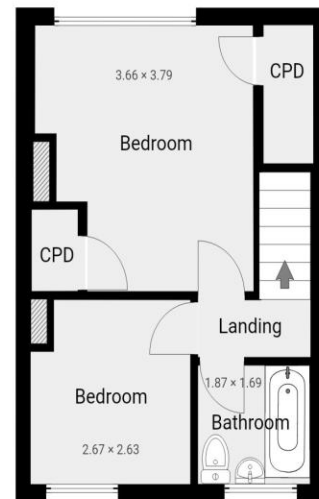
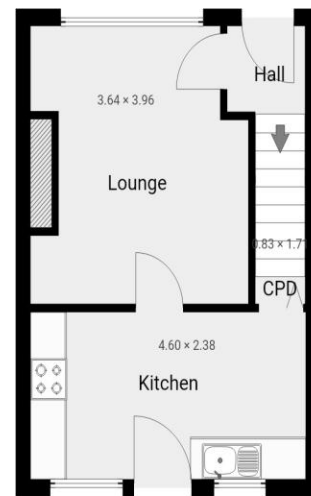
ENERGY PERFORMANCE GRAPHS

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



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

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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.