



34 Rutland Road  
Goole, DN14 6LX

**Asking Price Of £190,000**

# Property Features

- Extended Semi-Detached House in very popular location
- Lounge & Stunning 20' Living Dining Kitchen
- 3 Bedrooms, Bathroom and Attic Room
- Gas CH, UPVC DG, Garage & Gardens
- Internal Inspection a must

## Full Description

### SITUATION

From the railway crossing traffic lights in the centre of Town take Pasture Road which in turn runs into Westfield Avenue and then into Rutland Road. The property will be found on the right handside of Rutland Road clearly marked by one of our distinctive For Sale boards.

### THE PROPERTY

This consists of an extended Semi-Detached House being situated in a sought after location towards the edge of Goole yet still within easy reach of all Town Centre amenities. The superbly presented good sized accommodation which has oak internal doors throughout presently comprises:

### GROUND FLOOR

#### ENTRANCE HALL

Composite front door, radiator with cover and spindled staircase leading to the first floor.

#### LOUNGE 13' 0" x 12' 3" (3.96m x 3.73m)

Feature fire surround housing electric stove. Bay window to front and radiator.

#### LIVING DINING KITCHEN 20' 3" x 18' 3" (6.17m x 5.56m)

Range of units comprising sink unit, base units with work tops, wall cupboards, and breakfast bar. Built in oven and hob with extractor over. Integrated dishwasher. Plumbing for auto washer. Fireplace housing living flame gas fire. 2 radiators with covers, contemporary radiator, 2 wall lights, part ceramic tiled walls, part ceramic tiled floor and understairs cupboard housing gas central heating boiler. UPVC door to side and patio door leading to the rear garden.



## FIRST FLOOR

### LANDING

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

#### FRONT BEDROOM 13' 0" x 11' 9" (3.96m x 3.58m)

Bay window to front and radiator.

#### FRONT BEDROOM 6' 3" x 6' 3" (1.91m x 1.91m)

Radiator.

#### REAR BEDROOM 11' 9" x 9' 3" (3.58m x 1.91m)

Radiator and understairs cupboard.

### BATHROOM

White suite comprising panelled in bath with telephone style shower attachment, vanity washbasin, low flush WC and shower cubicle. Heated towel rail, part ceramic tiled walls and downlighters.

#### ATTIC ROOM 11' 3" x 10' 9" (3.43m x 3.28m)

This is approached via an enclosed staircase from the Landing and has 3 Velux roof lights and downlighters.

### TO THE OUTSIDE

GARAGE with double doors to front, personal door to side and power laid on.

Ample OFF STREET PARKING TO FRONT with driveway access from Rutland Road.

Enclosed Garden to rear with patio area.

### 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.

ESTATE AGENTS ACT

It should be noted that in accordance with the Estate Agents Act that one of the owners is an Employee of Townend Clegg & Co.

OFFER PROCEEDURE

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	64 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