



2 Devonshire Drive
Goole, DN14 6PJ

Asking Price Of £260,000

Property Features

- Very Spacious Semi-Bungalow in sought after location
- 17' Lounge, Dining Room, 16' Kitchen & Conservatory
- 4 Bedrooms, Shower Room & Bathroom
- Gas CH, UPVC DG, Garage with Store & Garden
- Within easy reach of all Town Centre Amenities

Full Description

SITUATION

From the Railway Crossing traffic lights in the centre of Goole take Boothferry Road to the Greenawn Corner traffic lights and turn right into Airmyn Road. Take the first right turn into Centenary Road and then the third left turn into Eton Road. Take the first right turn into Devonshire Drive 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 very spacious Semi-Detached Bungalow being situated in a sought after location within easy reach of Goole Town Centre and all local amenities. The flexible accommodation comprises:

GROUND FLOOR

ENTRANCE PORCH

UPVC double doors, quarry tiled floor and archway into:

HALLWAY

Understairs cupboard, radiator, Delft Rack and spindled staircase to the first floor.

LOUNGE 17' 0" x 12' 0" (5.18m x 3.66m)

Adam Style fireplace with Cast Iron and tiled inset housing electric fire. Radiator, 2 wall lights and French doors with remote controlled canopy over leading to the rear garden .

DINING ROOM 12' 0" x 12' 0" (3.66m x 3.66m)

Radiator.

KITCHEN 16' 9" x 9' 9" (5.11m x 2.97m)

Range of units comprising sink unit, base units with worktops, wall cupboards and larder unit. Built in Oven and gas hob with extractor over. Plumbing for dishwasher. Large picture window to rear with remote controlled canopy over. Radiator, part ceramic tiled walls and gas central heating boiler.



CONSERVATORY 12' 0" x 8' 0" (3.66m x 2.44m)

Plumbing for auto washer, ceramic tiled floor and French doors leading to the rear garden.

MASTER BEDROOM 17' 0" x 9' 6" (5.18m x 2.9m)

Radiator, fanlight and leading to:

ENSUITE SHOWER ROOM

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

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

Built in wardrobes, dressing table and bedside cabinets. Radiator and fanlight.

HOUSE BATHROOM

White suite comprising panelled in bath, pedestal washbasin, low flush WC and shower cubicle with electric shower. Radiator and ceramic tiled walls.

FIRST FLOOR

LANDING

This is approached via the spindled staircase from the Hallway and opening from the Landing which has a large built in cupboard and Velux roof light with remote control are:

REAR BEDROOM 16' 3" x 11' 3" (4.95m x 3.43m)

Radiator, downlighters and Velux Roof light.

REAR BEDROOM 16' 3" x 7' 0" (4.95m x 2.13m)

Radiator, downlighters and Velux Roof light.

TO THE OUTSIDE

Concrete sectional GARAGE with up and over door, power laid on and driveway approach from Devonshire Drive.

WORKSHOP / STORE to rear of Garage with power laid on.

SUMMERHOUSE

Good Sized Gardens to front and 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 C, 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.

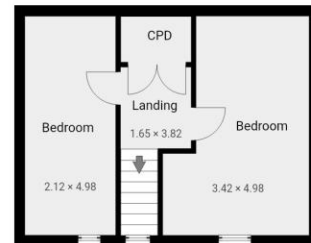
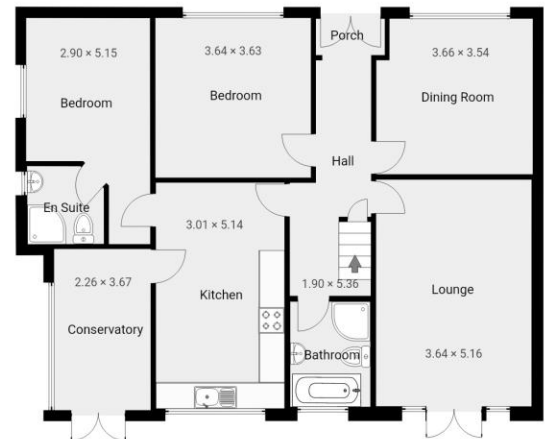
ENERGY PERFORMANCE GRAPHS

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		
69-80	C	71 C	78 C
55-68	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