

80 Dunhill Road
Goole, DN14 6SU

Asking Price Of £180,000

Property Features

- Extended Semi-Detached House in popular location
- Living Room, Dining Room & 16' Breakfast Kitchen
- 3 Bedrooms & Bathroom
- Gas CH, Double Glazing, Garage & Gardens
- Within walking distance of Town Centre amenities

Full Description

SITUATION

From the railway crossing traffic lights in the centre of Goole take Boothferry Road out of Town. Take the sixth left turn into Dunhill Road 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 an extended Semi-Detached House in a popular location close to the Town Centre and within easy reach of all local amenities. The good sized accommodation presently comprises:

GROUND FLOOR

ENTRANCE HALL

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

LIVING ROOM 14' 6" x 13' 0" (4.42m x 3.96m)

Adam Style fireplace housing gas fire. Walk in bay window to front. Radiator, wall lights and double doors into:

DINING ROOM 12' 0" x 10' 9" (3.66m x 3.28m)

Adam style fireplace housing gas fire. Radiator wall lights and patio doors leading to the rear Garden.

BREAKFAST KITCHEN 16' 3" x 9' 0" (4.95m x 2.74m)

Range of units comprising sink unit, base units with worktops, wall cupboards and breakfast bar. Built in double oven and gas hob with extractor over. Plumbing for auto washer and dishwasher. Kickspace heater, downlighters, part ceramic tiled walls, ceramic tiled floor and door to 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)

Radiator.

REAR BEDROOM 12' 0" x 10' 6" (3.66m x 3.2m)

Radiator.

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. Shower over bath. Radiator, ceramic tiled walls and cupboard overstairs.

TO THE OUTSIDE

Concrete sectional GARAGE with up and over door to front.

Lawned gardens to front and rear with patio and decked area 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 sealed units.

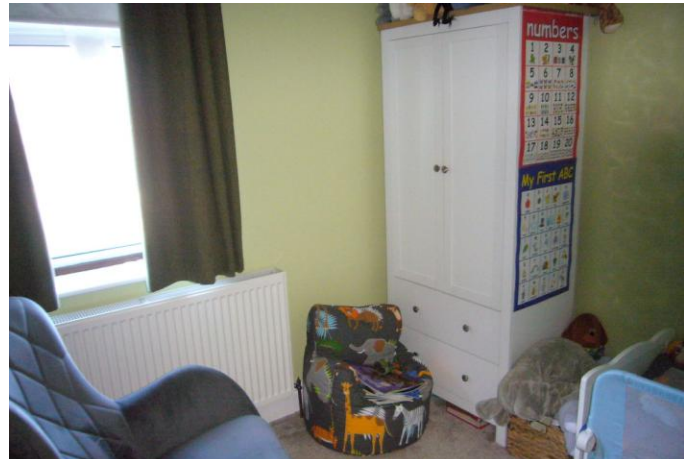
None of the services or associated appliances have been checked or tested.

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.



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.

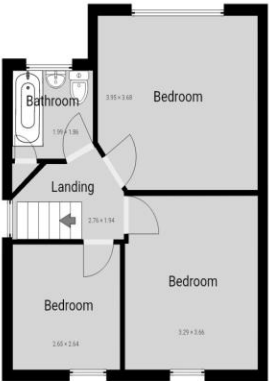
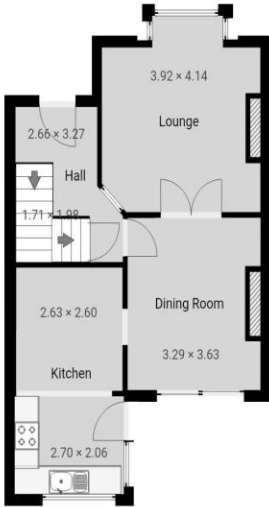
WHETHER BUYING OR SELLING LET US SMOOTH THE PATH TO YOUR NEW HOME.

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. EPIC247 DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	55 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 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