



85 Weatherill Street
Goole, DN14 6EQ

Asking Price Of £92,500

Property Features

- Well-presented Terrace House in popular location
- Sitting Room, Living Room & 15' Kitchen
- 2 Double Bedrooms & Bathroom
- Gas CH, UPVC DG, and Yard to rear
- Within walking distance of all 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 third right turn into Weatherill Street where the property will be found on the left handside clearly marked by one of our distinctive For Sale boards.

THE PROPERTY

This consists of an well-presented Inner Terrace House being situated in a popular residential location just off Boothferry Road and within easy reach of all Town Centre amenities. The good sized accommodation presently comprises:

GROUND FLOOR

ENTRANCE

UPVC door leading to:

SITTING ROOM 12' 3" x 10' 0" (3.73m x 3.05m)

Pine fire surround and radiator.

LIVING ROOM 13' 9" x 12' 0" (4.19m x 3.66m)

Pine fire surround, radiator, understairs cupboard and enclosed staircase to the first floor.

KITCHEN 15' 0" x 5' 9" (4.57m x 1.75m)

Range of units comprising sink unit, base units with worktops and wall cupboards. Plumbing for auto washer. Radiator, part ceramic tiled walls, gas central heating boiler and door to the rear yard.



FIRST FLOOR

LANDING

This is approached via the enclosed staircase from the Living Room and opening from the landing are:

FRONT BEDROOM 12' 3" x 10' 0" (3.73m x 3.05m)

Radiator.

REAR BEDROOM 10' 11" x 9' 4" (3.33m x 2.84m)

Radiator and cupboard overstairs.

BATHROOM

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

TO THE OUTSIDE

Enclosed Yard 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 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

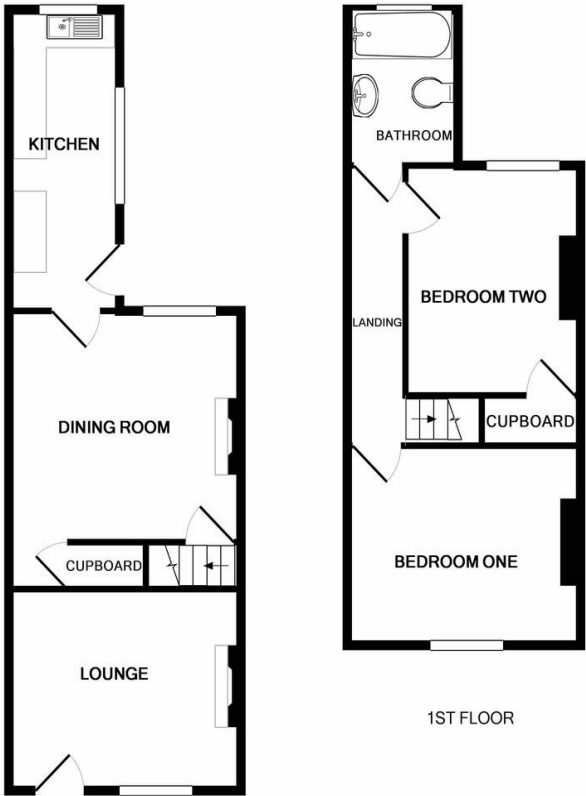
An Energy Performance Certificate is available to view at the Agent's Offices and the Energy Efficiency Rating and Environmental (CO2) Impact Rating Graphs are shown.



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 | 62 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



GROUND FLOOR

1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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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