



9 Church Lane  
Snaith, DN14 9HN

**Asking Price Of £170,000**



# Property Features

- Grade II Listed Cottage in heart of small Town
- 16' Lounge with Inglenook fireplace & Kitchen
- Refurbished Bathroom & 2 Double Bedrooms
- Gas CH and Enclosed Courtyard to rear
- Views over Church to front

## Full Description

### SITUATION

From Goole take the A614 and then the A1041 into Snaith. On entering this popular small Town along Cowick Road proceed to the mini roundabout and then turn right into Selby Road. Turn immediately left into Market Place and then take the second right turn into Church Lane where the property will be found on the left hand side clearly marked by one of our distinctive For Sale boards.

### THE PROPERTY

This consists of a quaint Grade II listed Semi-Detached Cottage dating back to 1710 which enjoys views over the Church to the front and is situated in the heart of the popular small Town of Snaith which has a good selection of amenities and is ideally placed for the larger Towns of Goole and Selby and for commuting to the Cities of York, Leeds and Hull. The very characterful accommodation presently comprises:-

### GROUND FLOOR

#### ENTRANCE LOBBY

Leading to:

#### LOUNGE 16' 3" x 13' 0" (4.95m x 3.96m)

Inglenook feature fireplace, beamed ceiling, radiator and spindled staircase to the first floor.

#### KITCHEN 12' 6" x 7' 6" (3.81m x 2.29m)

Range of units comprising sink unit, base unit with worktops and wall cupboards. Built in oven and hob. Plumbing for auto washer. Radiator, part ceramic tiled walls and ceramic tiled floor.



## BATHROOM

White suite comprising "P" shaped bath, vanity washbasin and low flush WC. Twin shower heads over bath with side screen. Heated towel rail, downlighters, ceramic tiled walls and ceramic tiled floor.

## REAR LOBBY

Gas central heating boiler, ceramic tiled floor and UPVC door to the rear Courtyard.

## FIRST FLOOR

### LANDING

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

**FRONT BEDROOM** 13' 0" x 9' 6" (3.96m x 2.9m)

Large walk in cupboard, radiator and cupboard overstairs.

**REAR BEDROOM** 13' 9" x 7' 6" (4.19m x 2.29m)

Radiator.

### TO THE OUTSIDE

Enclosed Courtyard to rear with raised 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 the windows at the rear are double glazed with uPVC framed sealed units with the two windows at the front being wooden sliding sash single glazed 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 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.



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             |         | 89 B      |
| 69-80 | C             | 73 C    |           |
| 55-68 | 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