



Townend
Clegg & CO

CHARTERED SURVEYORS SINCE 1895

THE OLD CONVENT
MOORLAND ROAD, OLD GOOLE, DN14 5TY
ASKING PRICE OF £375,000





SITUATION

From the centre of Goole take the A161 Bridge Street towards Swinefleet and after passing over the third bridge follow the road left into Swinefleet Road. Proceed around the right hand bend and then take the second right turn into Moorland Road where the property will be found on the right hand side.

THE PROPERTY

This consists of a unique Detached Dwelling having large mature gardens, being a Former Period Convent which is situated in a popular residential location within easy reach of the centre of the Inland Port Town of Goole and all local amenities.

Goole has a good selection of amenities and is ideally placed for the Cities of Hull, York and Leeds with Junction 36 of the M62 Motorway being within 3 miles and allows easy access to the major Yorkshire Business Centres.

The property has spacious extremely well appointed accommodation which presently comprises:



GROUND FLOOR

ENTRANCE HALL

UPVC door, 2 radiators, wall lights, understairs cupboard and staircase to the first floor.

CLOAKROOM

White suite comprising low flush WC with concealed cistern and vanity washbasin. Radiator.

LOUNGE 19' 0" x 16' 0" (5.79m x 4.88m)

Feature fire surround housing electric fire. 2 arched windows to front, 2 radiators and wall lights.



DINING ROOM 15' 0" x 10' 3" (4.57m x 3.12m)

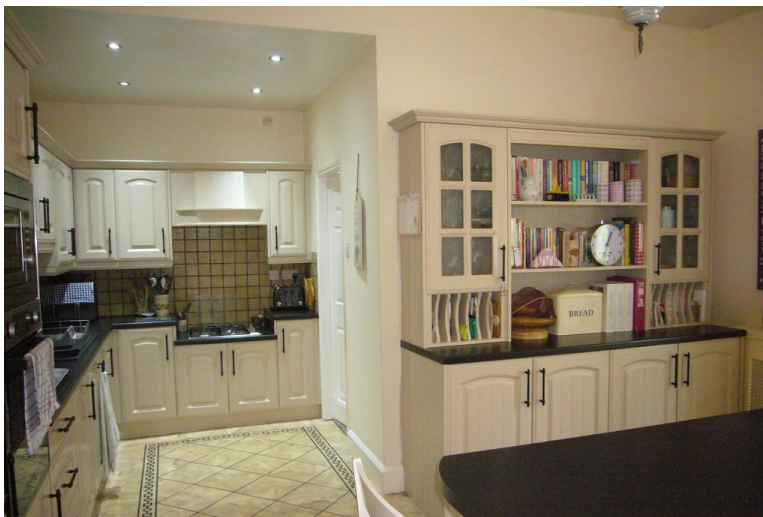
Radiator.

BREAKFAST KITCHEN 22' 3" x 15' 0" (6.78m x 4.57m)

Extensive range of Shaker style units comprising sink unit, base units with worktops and wall cupboards. Built in oven, microwave, and hob with extractor over. 2 Integrated fridges and freezers. Kick space heater, part ceramic tiled walls and patio door into:

CONSERVATORY 24' 9" x 14' 0" (7.54m x 4.27m)

2 Radiators, fanlight and French doors to the rear garden.



UTILITY ROOM 7' 6" x 7' 3" (2.29m x 2.21m)

Range of units including sink unit. Plumbing for auto washer and dishwasher. UPVC door to rear.

FIRST FLOOR

LANDING

This is approached via the staircase from the Entrance Hall and opening from the Landing which has a built in cupboard are:

FRONT BEDROOM 13' 9" x 9' 0" (4.19m x 2.74m)

Built in wardrobe, washbasin and radiator.

SIDE BEDROOM 15' 0" x 11' 9" (4.57m x 3.58m)

Radiator.

SIDE BEDROOM 13' 0" x 7' 0" (3.96m x 2.13m)

Radiator.

REAR BEDROOM 12' 0" x 9' 9" (3.66m x 2.97m)

Built in cupboard and gas central heating boiler.





REAR BEDROOM 11' 6" x 10' 3" (3.51m x 3.12m)

Built in cupboard and radiator.

HOUSE BATHROOM

White contemporary suite comprising panelled in bath, vanity washbasin and large walk in shower. Radiator, downlighters and fully tiled walls.

SEPERATE TOILET

White low flush WC.

TO THE OUTSIDE

Concrete sectional GARAGE



Extensive Off Street Parking with access from Moorland Road.

Large predominately lawned garden area to side with raised planter, and patio 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 uPVC framed sealed units.

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

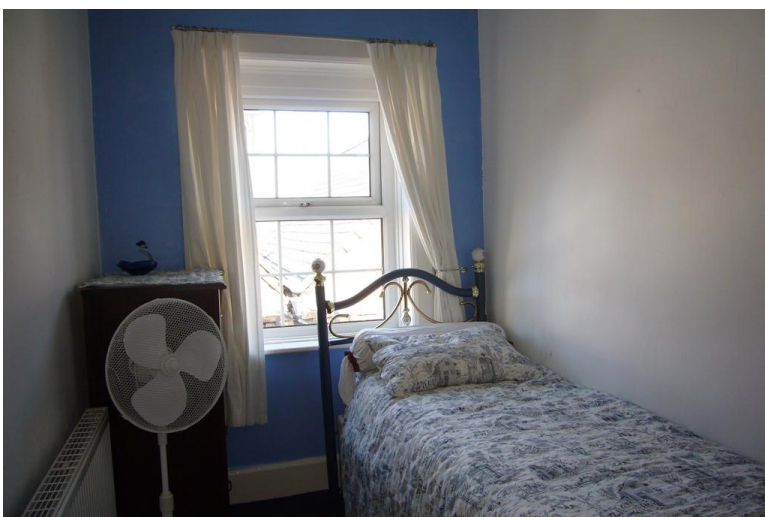


COUNCIL TAX

It is understood that the property is in Council Tax Band D, 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.



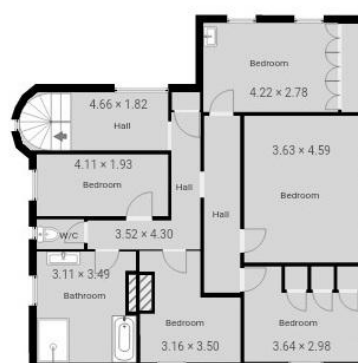
FLOOR PLAN

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		79 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		





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