

10 Western Road  
Goole, DN14 6QP

**Asking Price Of £210,000**

# Property Features

- Semi-Detached House in sought after location
- Lounge, Dining Room, Conservatory & Kitchen
- 3 Bedrooms, Shower Room & Separate Toilet
- Gas CH, UPVC DG, Off Street Parking & Gardens
- Within easy reach of Town Centre amenities

## Full Description

### SITUATION

The property is best approached from the Railway Crossing / Traffic Lights in the centre of Goole by travelling along Pasture Road and into Westfield Avenue. Take the third left turn into Western 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 extremely well-presented Semi-Detached House being situated in a sought after residential location towards the edge of the Inland Port Town of Goole yet still within easy reach of the Town Centre and all local amenities. The Cities of Hull, York and Leeds are within commuting distance and the accommodation presently comprises:-

### GROUND FLOOR

#### ENTRANCE HALL

Composite front door, radiator, understairs cupboard and spindled staircase to the first floor.

#### LOUNGE 13' 0" x 12' 0" (3.96m x 3.66m)

Feature fire surround housing electric fire, radiator and opening into:

#### DINING ROOM 11' 6" x 9' 9" (3.51m x 2.97m)

Radiator with ornate cover and sliding patio door into:

#### CONSERVATORY 11' 0" x 10' 6" (3.35m x 3.2m)

Radiator, fanlight and French doors leading into the rear garden.



### KITCHEN 9' 6" x 9' 0" (2.9m x 2.74m)

Range of units comprising sink unit, base units with worktops, drawer unit and wall cupboards. Built in oven and hob with extractor over. Plumbing for auto washer. Radiator, downlighters and UPVC door to side.

### 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 9' 9" (3.96m x 2.97m)

Built in wardrobes, free standing wardrobes and cupboards over bed, linen cupboard and radiator.

#### REAR BEDROOM 11' 3" x 9' 9" (3.43m x 2.97m)

Free standing wardrobe and corner unit. Radiator.

#### REAR BEDROOM 10' 0" x 6' 3" (3.05m x 1.91m)

Radiator.

#### SHOWER ROOM

White suite comprising shower cubicle with seat, and vanity washbasin. Heated towel rail, part ceramic tiled walls and overstairs cupboard housing gas central heating boiler.

#### SEPERATE TOILET

White low flush WC, and part ceramic tiled walls.

#### TO THE OUTSIDE

Blocked paved area to front providing extensive Off Street Parking with access from Western Road.

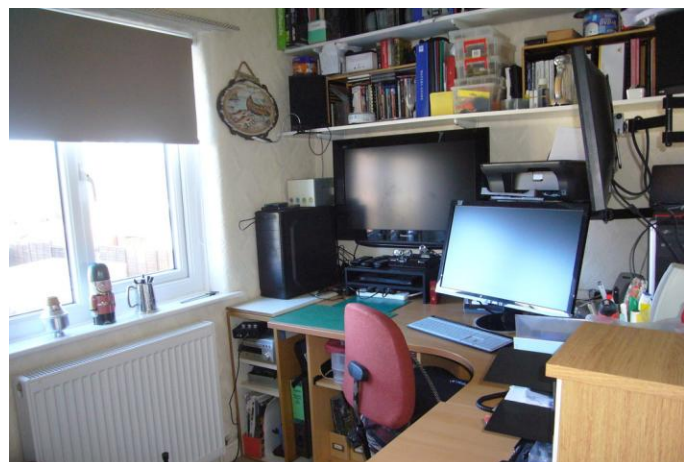
Enclosed predominately lawned garden to rear with patio area.

Composite STORE and timber SHED.

#### 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 B, which is payable to the East Riding of Yorkshire Council.

VIEWINGS

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.

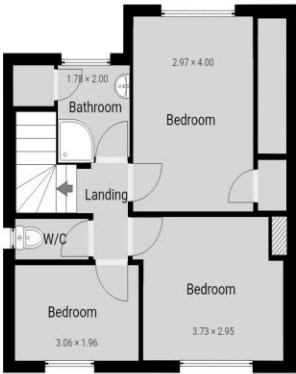
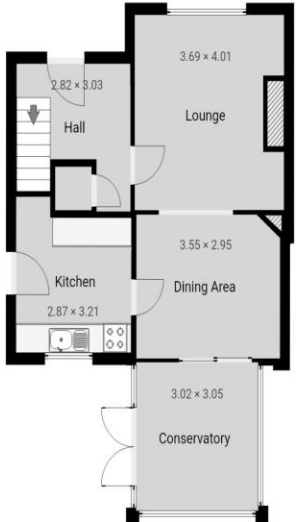
WHETHER BUYING OR SELLING LET US SMOOTH THE PATH TO YOUR NEW HOME.

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		82 B
69-80	C		
55-68	D	62 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