



3 River Close
Goole, DN14 5LL

Asking Price Of £265,000

Property Features

- Fully Refurbished Semi-House in quiet cul-de-sac
- Lounge & Stunning Living Kitchen
- 4 Bedrooms & Luxury Bathroom
- Gas CH , uPVC DG, Garage & Gardens
- New floor coverings throughout

Full Description

SITUATION

From the Clock Tower roundabout in the centre of Goole take North Street around the sharp left hand bend into Hook Road. Take the first right turn into Riversdale Drive and then the next right turn into River Close. The property will be found on the left handside of this quiet cul-de-sac being clearly marked by one of our distinctive For Sale boards.

THE PROPERTY

This consists of a fully refurbished Semi Detached House situated in a sought after residential area just off Hook Road being towards the edge of Goole yet still within easy reach of all local amenities, and is within commuting distance of York, Hull and Leeds. The spacious accommodation which has new floor coverings presently comprises:

GROUND FLOOR

ENTRANCE HALL

uPVC front door, contemporary radiator and staircase to the First Floor.

LOUNGE 12' 9" x 12' 3" (3.89m x 3.73m)

Rustic brick lined recessed fireplace with Oak mantle and stone hearth. Bay window to front and radiator.

LIVING KITCHEN 19' 0" x 17' 6" (5.79m x 5.33m)

New range of units comprising sink unit, base units with part Granite worktops, pan drawers, wall cupboards, larder unit and Breakfast bar. Built-in oven and hob. Integrated fridge freezer. Freestanding Beko dishwasher and Lamona washing machine. French doors to the rear garden, 2 contemporary radiators, understairs cupboard and composite door to side.



FIRST FLOOR

LANDING

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

FRONT BEDROOM 14' 3" x 11' 3" (4.34m x 3.43m)

Bay window to front and radiator.

FRONT BEDROOM 7' 9" x 6' 6" (2.36m x 1.98m)

Radiator

REAR BEDROOM 12' 3" x 11' 0" (3.73m x 3.35m)

Radiator.

BATHROOM

White suite comprising panelled in bath, vanity washbasin and low flush WC. Shower over bath with side screen. Heated towel rail, part porcelain tiled walls and built-in cupboard housing gas central heating boiler.

SECOND FLOOR

MASTER BEDROOM 19' 3" x 12' 6" (5.87m x 3.81m)

This is approached via an enclosed staircase from the First Floor Landing and has a radiator, 3 Velux roof lights and leads to:

ENSUITE CLOAKROOM

White suite comprising low flush WC with concealed cistern, and vanity washbasin. Part ceramic tiled walls.

TO THE OUTSIDE

Concrete block GARAGE with double doors to front and driveway approach from River Close which provides ample additional Off Street PARKING.

Hard landscaped front Garden and Lawned Garden 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 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 GRAPH

An Energy Performance Certificate is available to view at the Agent's Offices and the Energy Efficiency Rating Graph is 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		84 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.