

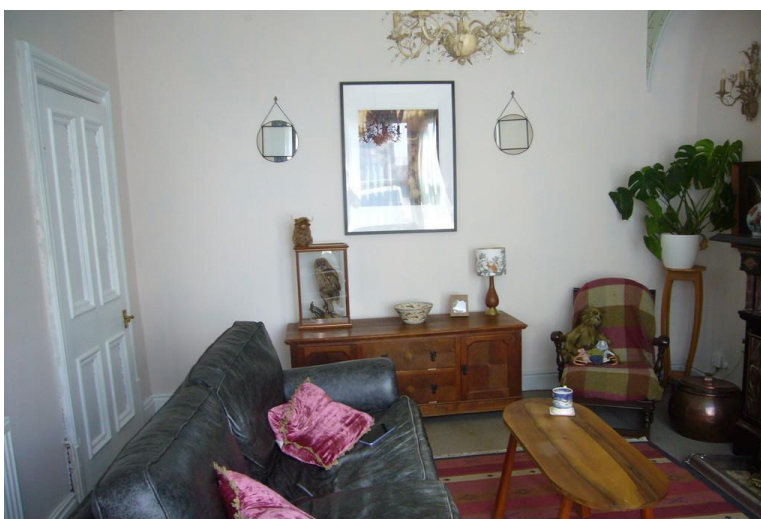
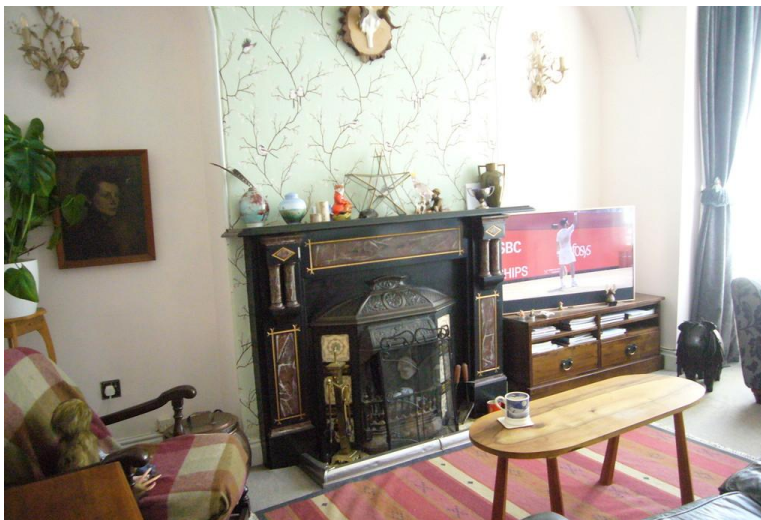


**Townend
Clegg & co**

CHARTERED SURVEYORS SINCE 1895

24 CLIFTON GARDENS, GOOLE, DN14 6AS
ASKING PRICE OF £267,500





SITUATION

From the railway crossing traffic lights in the centre of Goole take Boothferry Road out of Town. Take the fourth right turn into Clifton Gardens 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 a Victorian Detached House situated in a popular residential location just off Boothferry Road and within easy walking distance of Goole Town Centre and all local amenities. The very spacious accommodation has many Period features, extends over 3 Floors and presently comprises:

GROUND FLOOR

ENTRANCE VESTIBULE

Composite front door, mosaic quarry tiled floor and leading to:

SPACIOUS HALLWAY

Radiator, understairs cupboard and impressive spindled staircase to the first floor.



LIVING ROOM 16' 9" x 13' 3" (5.11m x 4.04m)
Period fireplace with ornate slate surround with cast iron and tiled inset and quarry tiled hearth. Bay window to front and radiator.

SITTING ROOM 14' 0" x 11' 9" (4.27m x 3.58m)
Period fireplace with ornate slate surround with cast iron and tiled inset and quarry tiled hearth. Radiator.

KITCHEN 13' 0" x 12' 0" (3.96m x 3.66m)
Extensive range of units comprising sink unit, base units with granite worktops, wall cupboards and pan drawers. Built in double oven and ceramic hob with extractor over. Integrated dishwasher, fridge and freezer. UPVC door to the rear garden.

BREAKFAST ROOM 14' 3" x 9' 0" (4.34m x 2.74m)
Base units with granite worktops, wall cupboards and larder units. Radiator and French doors to the rear Garden.

FIRST FLOOR

LANDING

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

FRONT BEDROOM 14' 0" x 13' 3" (4.27m x 4.04m)
Period fireplace with slate surround and cast iron and tiled inset. Radiator and door leading to:

DRESSING ROOM / STUDY 9' 3" x 5' 3" (2.82m x 1.6m)
Radiator and door to Landing.

REAR BEDROOM 14' 0" x 11' 9" (4.29m x 3.58m)
Period fireplace with slate surround and cast iron and tiled inset. Radiator and built in cupboard to alcove.

REAR BEDROOM 11' 3" x 10' 3" (3.43m x 3.12m)
Built in wardrobes and radiator.

BATHROOM

White suite comprising panelled in bath, pedestal washbasin and low flush WC. Shower overbath with side screen. Heated towel rail and part ceramic tiled walls.





SECOND FLOOR

LANDING

This is approached via the continuation of the spindled staircase from the first floor Landing, and opening from the second floor landing which has a Velux roof light are:

MASTER BEDROOM 17' 6" x 14' 0" (5.33m x 4.27m)
Radiator.

BATHROOM

White Victorian style suite comprising free standing bath with shower attachment, pedestal washbasin and low flush WC. Heated towel rail.

TO THE OUTSIDE

GARAGE to rear with vehicular access from Clifton Gardens via the shared gated driveway at the side.

Forecourt Garden.

Enclosed Garden to rear with 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 windows are double glazed with uPVC framed sealed units.

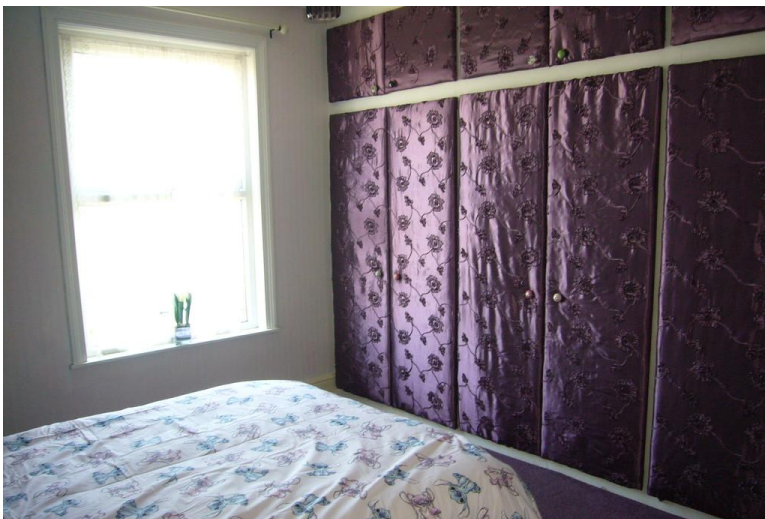
None of the services or associated appliances have been checked or tested.

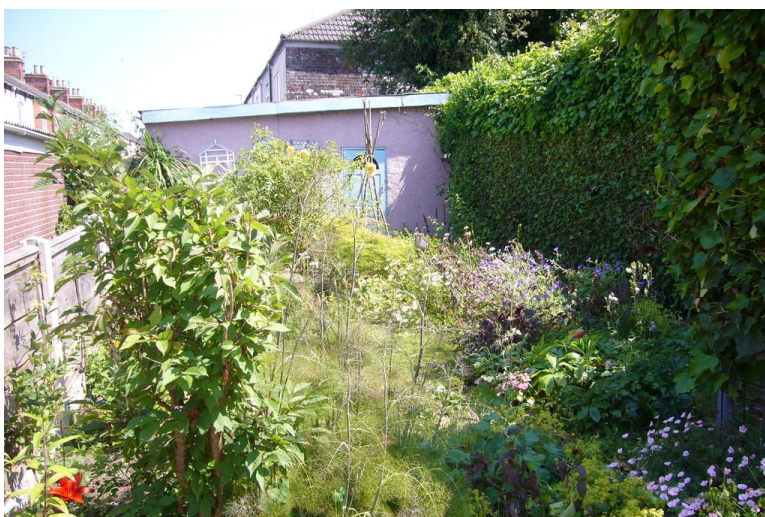
COUNCIL TAX

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

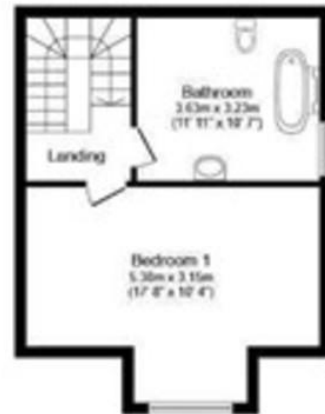
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		



Ground Floor



First Floor



Second Floor