



28a Jackson Street
Goole, DN14 6DG

Asking Price Of £175,000

Property Features

- Refurbished End Terrace Townhouse
- 18' Lounge & Kitchen
- 4 Bedrooms, Bathroom & Shower Room
- Gas CH, UPVC DG & Rear Garden
- Within walking distance of Town Centre

Full Description

SITUATION

From the railway crossing traffic lights in the centre of Goole take Boothferry Road out of Town. Take the second right turn into Jackson Street 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 refurbished End Terrace Townhouse being situated in a popular residential location just off Boothferry Road and within easy reach of all Town Centre amenities. The spacious accommodation which has new floor coverings throughout and extends over 3 floors presently comprises:

GROUND FLOOR

ENTRANCE HALL

UPVC front door, radiator and spindled staircase to the first floor.

CLOAKROOM

New white suite comprising low flush WC and corner washbasin with tiled splash back.

LOUNGE 18' 0" x 12' 0" (5.49m x 3.66m)

Contemporary fire surround housing gas fire, radiator, large understairs cupboard, and French doors leading to the rear garden.

KITCHEN 12' 3" x 5' 3" (3.73m x 1.6m)

Range of units comprising sink unit, base units with worktops, drawers and wall cupboards. Built in oven and hob with extractor over. Plumbing for auto washer. Radiator and gas central heating boiler.



FIRST FLOOR

LANDING

This is approached via the spindled staircase from the Entrance Hall and opening from the Landing which has a radiator are:

FRONT BEDROOM 12' 0" x 11' 0" (3.66m x 3.35m)

Radiator.

REAR BEDROOM 12' 0" x 10' 0" (3.66m x 3.05m)

Radiator.

BATHROOM

New white suite comprising panelled in bath, pedestal washbasin with tiled splash back and low flush WC. Shower over bath with dual shower heads and side screen. Heated towel rail and part ceramic tiled walls.

SECOND FLOOR

LANDING

This is approached via the spindled staircase from the first floor landing and opening from the second floor landing which has a radiator are:

FRONT BEDROOM 12' 0" x 8' 3" (3.66m x 2.51m)

Radiator, downlighters and Cottage style window.

REAR BEDROOM 12' 0" x 7' 0" (3.66m x 2.13m)

Radiator, downlighters and Velux roof light.

SHOWER ROOM

New white suite comprising shower cubicle with dual shower heads, pedestal washbasin and low flush WC. Heated towel rail, downlighters, part ceramic tiled walls and cylinder cupboard.

TO THE OUTSIDE

Block paved forecourt.

Enclosed Garden to rear with Decked 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 A, 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	76 C	80 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.