



13 Thorntree Close
Goole, DN14 6LN

Asking Price Of £275,000

Property Features

- Superbly presented Dormer Bungalow in quiet cul-de-sac
- Contemporary Open Plan flexible accommodation
- "L" shaped Living Kitchen 29' x 21' & Dining Area
- 4 Bedrooms & 2 Bathroom
- Gas CH, UPVC DG, Extensive Parking & Gardens

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. On reaching Tesco Express turn right into Newclose Lane and then take the first left turn into Thorntree Lane. Take the first right turn into Thorntree Close where the property will be found on the left handside clearly marked by one of our distinctive For Sale Boards.

THE PROPERTY

This consists of a superbly presented Semi-Detached Dormer Bungalow being situated in a popular quiet cul-de-sac 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 extended and contemporary Open Plan accommodation presently comprises:-

GROUND FLOOR

ENTRANCE HALL

Composite front door, radiator, downlighter, built in cupboards understairs and spindled staircase to the first floor.

DINING AREA 14' 0" x 9' 9" (4.27m x 2.97m)

Recessed fireplace housing cast iron wood burning stove on stone hearth. Radiator.

"L" SHAPED LIVING KITCHEN 29' 0" x 21' 9" (8.84m x 6.63m)

Extensive range of units comprising sink unit, base units with worktops and larder unit with drawers. Built in double oven and microwave. Integrated full height fridge and freezer. Integrated auto washer and dishwasher. Island unit with ceramic hob having extractor over. 3 Radiators, downlighters and cupboard housing gas central heating boiler. Feature glazed wall with bifold doors overlooking the rear garden.



FRONT BEDROOM 18' 6" x 7' 9" (5.64m x 2.36m)

Radiator and downlighters.

ENSUITE SHOWER ROOM

White suite comprising large walk in shower with dual shower heads, vanity washbasin, low flush WC with concealed cistern. Heated towel rail, downlighters, part ceramic tiled walls and ceramic tiled floor.

FIRST FLOOR

LANDING

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

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

Built in wardrobes and radiator.

FRONT BEDROOM 8' 0" x 6' 9" (2.44m x 2.06m)

Radiator.

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

Radiator.

HOUSE BATHROOM

White suite comprising free standing bath, vanity washbasin and low flush WC. Heated towel rail, downlighters, part ceramic tiled walls and Velux roof light to rear.

TO THE OUTSIDE

Extensive OFF STREET PARKING to front.

Good Sized Garden to rear with decked area, raised planters, and sunken Patio Area.

Timber WORKSHOP with double doors to front.

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.

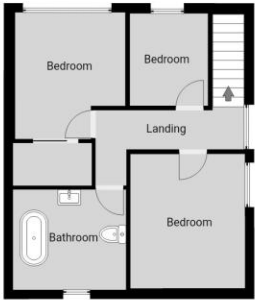
WHETHER BUYING OR SELLING LET US SMOOTH THE PATH TO YOUR NEW HOME.

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.



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. EPIC247 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	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