

Townend Clegg & CO

CHARTERED SURVEYORS SINCE 1895



4 Halifax Avenue
Goole, DN14 6QS

Asking Price Of £210,000

Property Features

- Traditional Semi Detached House in popular location
- 25' Lounge Diner & Kitchen
- 3 Bedrooms, Bathroom & Separate Toilet
- Gas CH, uPVC DG, Ample Parking & Large Rear Garden
- Within walking distance 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 and then take the second right turn into Halifax Avenue where the property will be found immediately on the right handside clearly marked by one of our distinctive For Sale Boards.

THE PROPERTY

This consists of a Traditional 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 good sized well presented accommodation presently comprises:-

GROUND FLOOR

ENTRANCE PORCH

uPVC front door and composite door leading to:-

HALLWAY

Cloaks cupboard, radiator, understairs cupboard and staircase to the First Floor.

LOUNGE DINNER 25' 9" x 11' 0" (7.85m x 3.35m)

Adam Style fireplace housing gas fire, bay window to front, 2 radiators and patio doors leading to the rear garden.

KITCHEN 9' 9" x 8' 6" (2.97m x 2.59m)

Range of units comprising sink unit, base units with worktops, drawer unit and wall cupboards. Built in oven and ceramic hob with extractor over. Plumbing for auto washer. Radiator, part ceramic tiled walls, understairs PANTRY, and composite door into:-



SIDE PORCH

uPVC doors to both the front and rear.

STORE 10' 3" x 6' 0" (3.12m x 1.83m)

TOILET

White low flush W.C.

FIRST FLOOR

LANDING

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

FRONT BEDROOM 14' 6" x 9' 9" (4.42m x 2.97m)

Built-in wardrobes and drawers. Bay window to front and radiator.

FRONT BEDROOM 8' 9" x 9' 9" (2.67m x 2.97m)

Built-in wardrobe and radiator.

REAR BEDROOM

Radiator and built-in cupboard.

BATHROOM

White suite comprising panelled in bath and vanity washbasin. Mixer tap, shower over bath with side screen. Mirror fronted cabinet and radiator.

SEPARATE TOILET

White low flush W.C. and part ceramic tiled walls.

TO THE OUTSIDE

Extensive OFF STREET PARKING AREA to front with access from Halifax Avenue.

Lawned Garden area to front.

Large Lawned Garden to rear together with patio area.

Timber WORKSHED and GREENHOUSE

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 BAND

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.

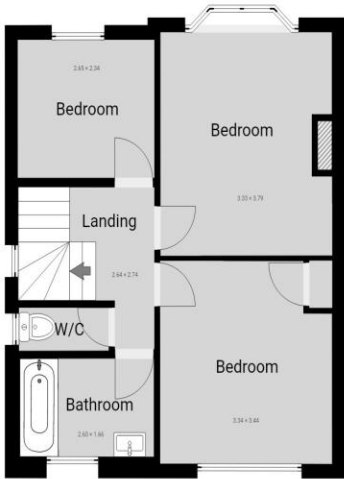
WHETHER BUYING OR SELLING LET US SMOOTH THE PATH TO YOUR NEW HOME.

ENERGY PERFORMANCE GRAPH

An Energy Performance Certificate is available to view at the Agent's Offices and the Energy Efficiency Rating 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. EPIC247 DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	85 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

4 Belgravia
Goole
DN14 5BU

www.townendclegg.co.uk
sales@townendclegg.co.uk
01405 762557

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