



13 Montrose Drive
Goole, DN14 5XY

Asking Price Of £59,500

Property Features

- First Floor Apartment in popular location
- 15' Lounge & Kitchen
- Double Bedroom & Bathroom
- Gas CH, UPVC DG & Allocated Parking Space
- Investment Opportunity with Tenant in Situ

Full Description

SITUATION

The property is best approached from the Clock Tower roundabout in the centre of Goole by taking North Street around the sharp left hand bend into Hook Road. Proceed for approximately half a mile and turn left into Wentworth Drive. Take the second right turn into Bretton Avenue and then follow the road left into Montrose Drive. The property will be found on the left hand side clearly marked by one of our distinctive For Sale Boards.

THE PROPERTY

This consists of a First Floor Apartment being situated in a popular residential location just off Hook Road and within walking distance of the Town Centre and all local amenities. The accommodation presently comprises:-

GROUND FLOOR

ENTRANCE LOBBY

Enclosed staircase leading to the First Floor.

FIRST FLOOR

LANDING

Leading to:-

ENTRANCE HALL

Leading to:-

LOUNGE 4.65m(15'3") x 3.12m(10'3")

Large window to front and radiator.



KITCHEN 2.67m(8'9") x 1.68m(5'6")

Range of units comprising single drainer sink unit, base units with worktops, wall cupboards and drawer unit. Free standing Beko cooker. Part ceramic tiled walls.

BEDROOM 3.43m(11'3") x 3.12m(10'3")

Range of mirror fronted wardrobes, radiator and cupboard housing gas central heating boiler.

BATHROOM

White suite comprising panelled in bath, pedestal wash basin and low flush WC. Electric shower over bath. Radiator and part ceramic tiled walls.

TO THE OUTSIDE

Hard landscaped patio garden area to rear.

The property has the benefit of an ALLOCATED PARKING SPACE in the Communal Parking Area at the 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 A, which is payable to the East Riding of Yorkshire Council.

INVESTMENT OPPORTUNITY

It should be noted that the property is being offered For Sale with the existing Tenant in situ and therefore is an ideal Buy To Let Investment Opportunity as 13 Montrose Drive is currently Let on a Periodic Assured Shorthold Tenancy Agreement at a Rent of £475 per calendar month.

VIEWING

Should you wish to view this property or require any additional information, please ring our Goole Office on 01405 762557.

PHOTOGRAPHS

It should be noted that the photographs were taken in the property prior to the current Tenant taking occupation in April 2023.

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 over all impression of the room layout and should not be taken as being scale drawings.