



56 Rutland Road
Goole, DN14 6LX

Asking Price Of £175,000

Property Features

- Traditional Semi-Detached House in popular location
- 27' Lounge Diner, Conservatory & Kitchen
- 3 Bedrooms & Shower Room
- Gas CH, UPVC DG, Garage & Gardens
- In need of general updating & modernisation

Full Description

SITUATION

From the railway crossing traffic lights in the centre of Town take Pasture Road which in turn runs into Westfield Avenue and then into Rutland Road. The property will be found on the right handside of Rutland Road 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 location towards the edge of Goole yet still within easy reach of all Town Centre amenities. The good sized accommodation which is in need of general updating presently comprises:

GROUND FLOOR

ENTRANCE HALL

UPVC front door, radiator and stairs to the first floor.

LOUNGE DINER 27' 3" x 12' 6" (8.31m x 3.81m)

Adam style fireplace housing gas fire. Bay window to front, 2 radiators, wall lights and patio door leading to:

CONSERVATORY 13' 9" x 6' 6" (4.19m x 1.98m)

Radiator, ceramic tiled floor, large store cupboard and UPVC framed door to side.

KITCHEN 14' 0" x 6' 3" (4.27m x 1.91m)

Range of units comprising sink unit, base units with worktops and wall cupboards. Plumbing for auto washer.

FIRST FLOOR

LANDING

This is approached via the staircase from the Entrance Hall and opening from the Landing are:



FRONT BEDROOM 13' 3" x 10' 6" (4.04m x 3.2m)

Built in wardrobes and drawers, bay windows to front and radiator.

FRONT BEDROOM 7' 3" x 6' 3" (2.21m x 1.91m)

Built in wardrobe and drawers, and radiator.

REAR BEDROOM 13' 3" x 10' 6" (4.04m x 3.2m)

Built in wardrobes and drawers, and radiator.

SHOWER ROOM

White suite comprising shower cubicle, vanity washbasin and low flush WC. Heated towel rail, ceramic tiled walls and cupboard housing gas central heating boiler.

TO THE OUTSIDE

GARAGE with double doors to front and driveway from Rutland Road.

Garden to front with Off Street Parking.

Hard landscaped Garden to 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 B, 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.

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.



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.



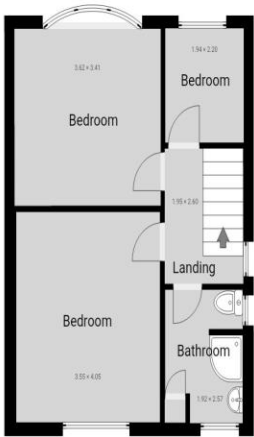
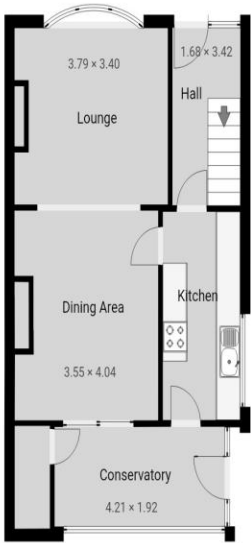
ENERGY PERFORMANCE GRAPHS

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		82 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. EPIC247 DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

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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