



16 Bretton Avenue  
Goole, DN14 5XT

**Asking Price Of £155,000**



# Property Features

- Detached Bungalow in popular location
- 17' Lounge, Kitchen & Conservatory
- 2 Double Bedrooms & Shower Room
- Gas CH, UPVC DG, Garage & Gardens
- In need of certain repair and improvement

## 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 then turn left into Wentworth Drive. Take the second right turn into Bretton Avenue where the property will be found on the right hand side clearly marked by one of our distinctive For Sale Boards.

### THE PROPERTY

This consists of a Detached Bungalow being situated in an excellent residential location just off Hook Road being towards the edge of Goole yet still within easy walking distance of the Town Centre and all local amenities. The accommodation which is in need of certain repair and improvement presently comprises:-

### ACCOMMODATION

#### ENTRANCE HALL

UPVC door and radiator.

#### LOUNGE 17' 6" x 10' 3" (5.33m x 3.12m)

Contemporary wall mounted electric fire. Bow window to front and 2 radiators.

#### KITCHEN 11' 0" x 9' 3" (3.35m x 2.82m)

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



### REAR BEDROOM 12' 0" x 10' 3" (3.66m x 3.12m)

Built in wardrobes and radiator.

### REAR BEDROOM 9' 3" x 9' 0" (2.82m x 2.74m)

Radiator and French doors leading to:

### CONSERVATORY

Radiator, ceramic tiled floor and sliding patio door leading to the rear garden.

### SHOWER ROOM

White suite comprising shower cubicle, vanity washbasin and low flush WC. Heated towel rail.

PLEASE NOTE: The floor in the Shower Room is in a very poor condition and needs replacing – care should be taken when viewing.

### TO THE OUTSIDE

Brick GARAGE with up and over door to front and gated driveway from Bretton Avenue,

Gardens to front and rear.

Decked area 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.

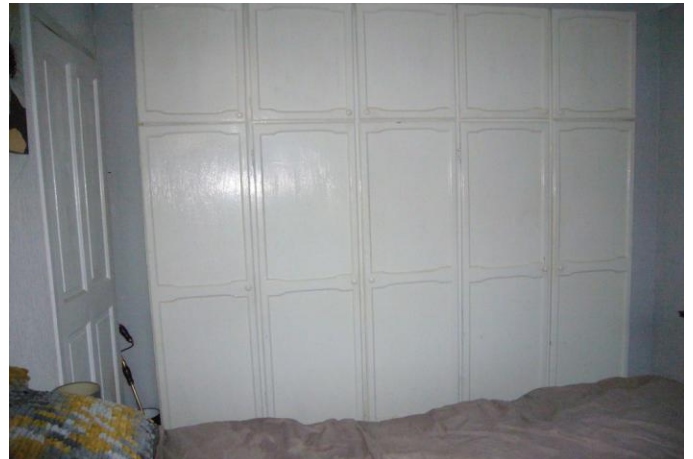
### COUNCIL TAX

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.

PLEASE NOTE - when viewing 16 Bretton Avenue great care should be taken when inspecting the shower room as the floor needs replacing.





## 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.

