



16 Ashdell  
Goole, DN14 6YA

**Asking Price Of £199,500**  
**NO ONWARD CHAIN**

# Property Features

- Detached Bungalow in sought after location
- Lounge, Kitchen & Conservatory
- 2 Bedrooms & Bathroom
- Gas CH, UPVC DG, Garage & Gardens
- Within easy reach of all local amenities

## Full Description

### SITUATION

The property is best approached from the Boothferry Road traffic lights in the centre of Goole by travelling along Pasture Road and into Westfield Avenue. At the Tesco Express turn right into Newclose Lane and then turn first left into Thorntree Lane. Take the third right turn into Ivy Park Road and then first right into Ashdell where the property will be found on the right handside clearly marked by one of distinctive For Sale boards.

### THE PROPERTY

This consists of a Detached Bungalow being situated in a popular 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 well-presented accommodation presently comprises:-

### ACCOMMODATION

#### ENTRANCE HALL

UPVC door, radiator and cloaks cupboard.

#### LOUNGE 15' 9" x 10' 3" (4.8m x 3.12m)

Radiator.

#### KITCHEN 10' 6" x 8' 6" (3.2m x 2.59m)

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 part ceramic tiled floor.

#### REAR BEDROOM 12' 9" x 9' 9" (3.89m x 2.97m)

Radiator and French doors into:





### CONSERVATORY 9' 9" x 9' 3" (2.97m x 2.82m)

Radiator, wall light and patio door to the rear garden.

### REAR BEDROOM 9' 3" x 7' 9" (2.82m x 2.36m)

Radiator.

### BATHROOM

White suite comprising panelled in bath, pedestal washbasin and low flush WC. Shower with dual shower heads over bath with side screen. Contemporary radiator, part ceramic tiled walls and ceramic tiled floor.

### TO THE OUTSIDE

Concrete sectional GARAGE with up and over door to front, personal door to side and driveway from Ashdell.

Lawned Garden to front and enclosed 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. The property has the benefit of 16 Solar Panels to the roof.

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.

### 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	87 B
69-80	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