



Clough House

Blacktoft Lane, Blacktoft, DN14 7YP

**PRICE GUIDE - £185,000**  
**OFFERS INVITED**

# Property Features

- Detached Cottage on edge of Rural Hamlet
- 2 Reception Rooms & Kitchen
- Bathroom & 2 Double Bedrooms
- Oil CH, UPVC DG & Good Sized Gardens
- In need of full renovation



## Full Description

### THE PROPERTY

This consists of a Detached Cottage standing in good sized Gardens on the edge of the popular rural Hamlet of Blacktoft which is ideally placed for the City of Hull, the Inland Port Town of Goole and the M62 Motorway which allows easy access to the Yorkshire Business Centre.

The good sized accommodation which is in need of full renovation has the benefit of 2 Reception Rooms, 2 Double Bedrooms, Oil Central Heating, UPVC Double Glazing and presently comprises:

### GROUND FLOOR

#### ENTRANCE HALL

UPVC front door, radiator and beamed ceiling.

#### SITTING ROOM 12' 0" x 12' 0" (3.66m x 3.66m)

Radiator and French Doors to side Garden.

#### LIVING ROOM 12' 3" x 12' 0" (3.73m x 3.66m)

Rustic brick fireplace with display shelf to side. Radiator, beamed ceiling and enclosed staircase to the first floor.

#### STORE ROOM 9' 6" x 4' 0" (2.9m x 1.22m)

Quarry tiled floor.

#### KITCHEN 10' 9" x 9' 9" (3.28m x 2.97m)

Range of shaker style units comprising sink unit, base units with worktops and wall cupboards. Radiator, part ceramic tiled walls and UPVC door to rear.



## FIRST FLOOR

### LANDING

This is approached via the enclosed staircase from the Living Room and opening from the Landing are:

**FRONT BEDROOM 16' 9" x 9' 6" (5.11m x 2.9m)**

Radiator and built in cupboard.

**FRONT BEDROOM 12' 0" x 9' 6" (3.66m x 2.9m)**

Radiator.

### TO THE OUTSIDE

#### Ample OFF STREET PARKING

Good sized surrounding Gardens which enjoy views over the River to front and Farmland to side to rear.

### SERVICES

It is understood that mains water, and electricity are laid to the property with drainage being to a septic tank. There is oil 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.

### 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.



4 Belgravia,  
Goole,  
DN14 5BU

[www.townenddegg.co.uk](http://www.townenddegg.co.uk)  
[sales@townenddegg.co.uk](mailto:sales@townenddegg.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.