



32 Shaftesbury Avenue
Goole, DN14 6UZ

Asking Price Of £189,000

Property Features

- End Terrace House in sought after location
- Lounge & Dining Kitchen
- 3 Bedrooms, Bathroom & delightful Gardens
- Gas CH, UPVC DG & Off Street Parking
- Early Inspection strongly recommended

Full Description

THE PROPERTY

This consists of a good sized End of Terrace House being situated in a much sought after location towards the edge of Goole, and within 1 mile of J36 of the M62 Motorway.

The accommodation which includes 15' Lounge, 15' Dining Kitchen, 3 Bedrooms and delightful Gardens with Off Street Parking, presently comprises:

GROUND FLOOR

ENTRANCE HALL

UPVC front door, radiator and enclosed staircase to the first floor.

LOUNGE 15' 6" x 12' 6" (4.72m x 3.81m)

Adam style fire surround housing electric fire. Bay window to front, radiator and wall lights.

DINING KITCHEN 15' 9" x 8' 9" (4.8m x 2.67m)

Range of shaker style units comprising sink unit, base units with oak worktops, pan drawers, wall cupboards and larder unit. Built in double oven and hob with extractor over. Plumbing for auto-washer. Radiator, part ceramic tiled walls, ceramic tiled floor and UPVC framed door to rear.

FIRST FLOOR

LANDING

This is approached via the enclosed staircase from the Entrance Hall, and opening from the Landing which has wrought iron balustrading are:

FRONT BEDROOM 11' 6" x 10' 0" (3.51m x 3.05m)

Radiator.



REAR BEDROOM 10' 9" x 10' 0" (3.28m x 3.05m)

Range of built in wardrobes and drawers. Radiator.

REAR BEDROOM 7' 6" x 6' 6" (2.29m x 1.98m)

Radiator.

BATHROOM

White suite comprising panelled in bath, vanity washbasin and low flush WC with concealed cistern. Shower overbath with side screen. Heated towel rail and ceramic tiled walls.

TO THE OUTSIDE

OFF STREET PARKING SPACE to front with vehicular access from Shaftesbury Avenue.

Lawned Garden to front with delightful good sized lawned Garden to rear.

Garden Shed.

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.

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

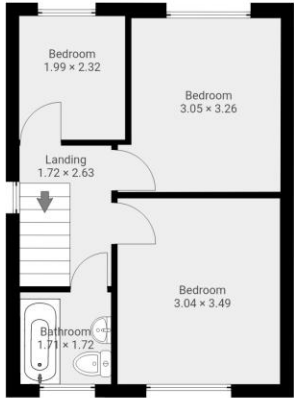
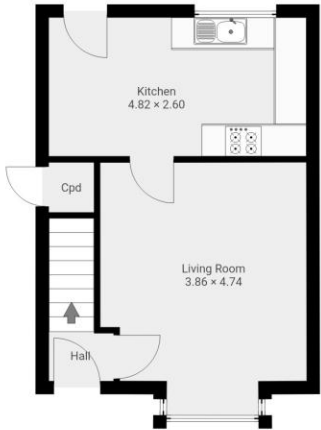
An Energy Performance Certificate is available to view at the Agent's Offices and the Energy Efficiency Rating and Environmental (CO2) Impact Rating Graphs are shown.

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		88 B
69-80	C		
55-68	D	66 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