Townend Clegg & co

CHARTERED SURVEYORS SINCE 1895









Rosedale, 9 Newclose Lane

Goole, DN14 6LT

Price Guide
Offers Invited £230,000

Property Features

- Development Opportunity
- Detached Bungalow in need of full modernisation
- 2 Reception Rooms, Kitchen, 2 Bedrooms & Bathroom
- Standing in overgrown Gardens of approx 0.38 Acres
- Sought After Location towards the edge of Town



Full Description

SITUATION

The property is best approached from the Railway Crossing / Traffic Lights in the centre of Goole by travelling along Pasture Road and into Westfield Avenue. On reaching the Tesco Express turn right into Newclose Lane where the property will be found on the left handside clearly marked by one of our distinctive For Sale Boards.



THE PROPERTY

This consists of a Development Opportunity comprising a spacious Detached Bungalow standing in extensive overgrown gardens extending to approximately 0.38 Acres in a sought after residential location towards the edge of the Inland Port Town of Goole yet still within easy reach of all local amenities.

The accommodation which is in need of full modernisation presently comprises:



ACCOMMODATION

Entrance Hall
Sitting Room
Living Room
Kitchen
Front Bedroom
Side Bedroom
Bathroom with WC
Rear Lobby



TO THE OUTSIDE

The property stands in extensive overgrown grounds extending to approximately 0.38 Acres (0.15 Ha) with a frontage of approximately 93' (28.3m) to Newclose Lane.

SERVICES

It is understood that all mains services are available to the property but it is recommended that interested parties make their own enquiries with the Statutory Authorities.

COUNCIL TAX

It is understood that the property is in Council Tax Band B, which is payable to the East Riding of Yorkshire Council.

OVERAGE AGREEMENT

The property is being Sold Subject to an Overage / Clawback Agreement whereby in the event of Planning Consent being granted and implemented for any Use other than as a single residential dwelling then the Purchaser shall pay to the Seller a payment equivalent to 50% of the increase in value resulting from the granting of Planning Consent. The Agreement shall be for a period of 25 years from the Completion of the Sale.

VIEWING

Strictly By Appointment Only. 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.









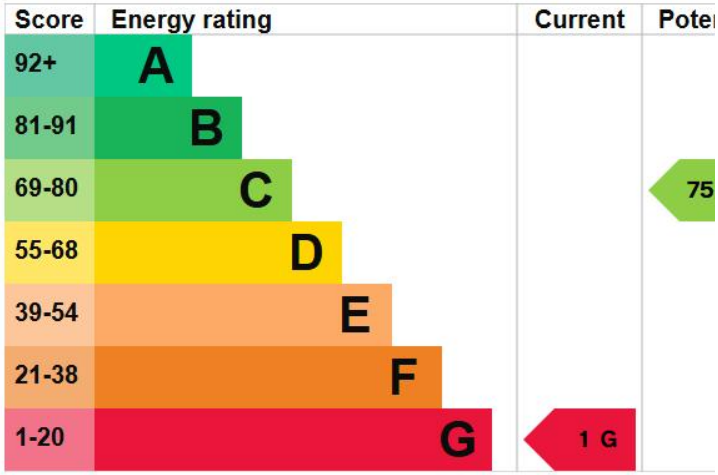
ENERGY PERFORMANCE GRAPHS

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.







THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. EPC247 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 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