



63 Captains Close
Goole, DN14 6AB

Asking Price Of £175,000

Property Features

- Semi-Detached House in popular location
- Lounge, Dining Kitchen & Conservatory
- 2 Double Bedrooms & Bathroom
- Gas CH, UPVC DG & Off Street Parking
- An ideal First Home

Full Description

THE PROPERTY

This consists of a pleasant Semi-Detached House built by Peter Ward Homes being situated in a sought after location towards the edge of Goole yet still within easy reach of all Town centre amenities.

The good sized accommodation has the benefit of Lounge, Dining Kitchen, Conservatory and 2 double Bedrooms, and presently comprises:

GROUND FLOOR

ENTRANCE HALL

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

LOUNGE 14' 0" x 10' 9" (4.27m x 3.28m)

Contemporary fire surround housing gas fire. Bay window to front, radiator and understairs cupboard.

DINING KITCHEN 11' 3" x 9' 9" (3.43m x 2.97m)

Range of units comprising sink unit, base units with worktops and wall cupboards. Built in oven and hob with extractor over. Integrated dishwasher. Plumbing for auto washer. Radiator, downlighters and part ceramic tiled walls.

CLOAKROOM

White suite comprising low flush WC and pedestal washbasin with tiled splash back, and radiator.

REAR ENTRANCE LOBBY

Radiator and UPVC door leading to:

CONSERVATORY 12' 6" x 7' 9" (3.81m x 2.36m)

French door leading to the rear garden.



FIRST FLOOR

LANDING

This is approached via the enclosed staircase from the Entrance Hall and opening from the Landing are:

FRONT BEDROOM 14' 0" x 12' 6" (4.27m x 3.81m)

Built in wardrobes, radiator and cupboard overstairs housing gas central heating boiler.

REAR BEDROOM 11' 3" x 8' 6" (3.43m x 2.59m)

Radiator.

BATHROOM

White suite comprising panelled in bath, pedestal washbasin and low flush WC. Mixer tap shower overbath with side screen. Radiator and part ceramic tiled walls.

TO THE OUTSIDE

Off Street PARKING AREA to side with vehicular access from Captains Close.

Block paved forecourt and enclosed 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.

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.

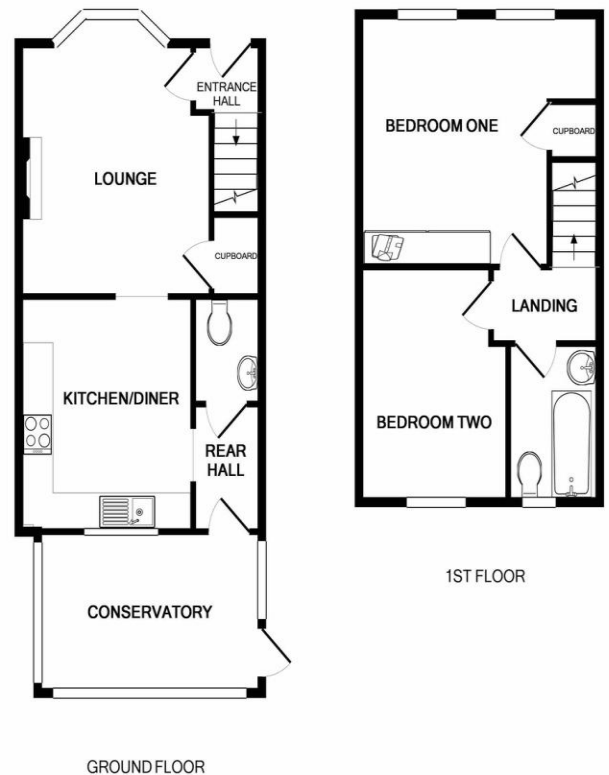
ENERGY PERFORMANCE GRAPHS

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		82 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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