



42 Newclose Lane
Goole, DN14 6LT

Offers Over £130,000

Property Features

- Spacious Terrace House in popular location
- Sitting Room, Living Room & Kitchen
- 3 Double Bedrooms & 2 Bathrooms
- Gas CH, UPVC DG, Off Street Parking & Rear Garden
- An ideal first Home

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 new Tesco Express turn right into Newclose Lane where the property will be found on the right handside clearly marked by one of our distinctive For Sale Boards.

THE PROPERTY

This consists of a spacious Terrace House being situated in a sought after 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 Cities of Hull, York and Leeds are within commuting distance and the accommodation presently which extends over 3 floors presently comprises:-

GROUND FLOOR

ENTRANCE

UPVC front door leading to:

SITTING ROOM 12' 3" x 12' 3" (3.73m x 3.73m)

Contemporary wall mounted electric fire, and radiator.

INNER LOBBY

Enclosed staircase to the first floor.

LIVING ROOM 12' 3" x 12' 3" (3.73m x 3.73m)

Radiator and under stairs cupboard.



KITCHEN 10' 9" x 5' 9" (3.28m x 1.75m)

Range of units comprising sink unit, base units with worktops and wall cupboards. Built in oven and ceramic hob with extractor over. Plumbing for auto washer. Gas central heating boiler, part ceramic tiled walls and UPVC door to the rear yard.

BATHROOM

White suite comprising "P" shaped panelled in bath, vanity washbasin and low flush WC. Mixer tap shower overbath with side screen. Heated towel rail and ceramic tiled walls.

FIRST FLOOR

LANDING

This is approached via the enclosed staircase from the Inner Lobby and opening from the Landing are:

MASTER BEDROOM 12' 3" x 9' 3" (3.73m x 2.82m)

Radiator and leading to:

ENSUITE BATHROOM

White suite comprising "P" shaped panelled in bath, pedestal washbasin and low flush WC. Mixer tap shower over bath with side screen. Heated towel rail and part ceramic tiled walls.

FRONT BEDROOM 12' 0" x 12' 0" (3.66m x 3.66m)

Radiator

SECOND FLOOR

ATTIC BEDROOM 13' 6" x 11' 9" (4.11m x 3.58m)

This is approached via an enclosed staircase from the first floor landing and has radiator, 2 Velux roof lights and access into eaves storage space.

TO THE OUTSIDE

Off Street PARKING to front.

Hard landscaped Garden area to front.

Yard to rear leading to lawned Garden area with Patio area.

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 A, 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
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