Townend Clegg & co

CHARTERED SURVEYORS SINCE 1895









The Old Coach Yard

9B Marshfield Road, Goole, DN14 5JG

Asking Price Of £135,000
NO ONWARD CHAIN

Property Features

- Good sized Semi-House in tucked away position
- 16' Lounge & 16' Dining Kitchen
- 3 Bedrooms and Shower Room
- Electric Heating, UPVC DG & Ample Parking
- Close to all Town Centre Amenities



Full Description



THE PROPERTY
This consists of a good sized Semi-Detached House in tucked away position within easy walking distance of Goole Town Centre and all amenities.

The property is ideal for First Time Buyers and Investors, and the accommodation which benefits from electric heating, double glazing and ample Off Street Parking, presently includes:

GROUND FLOOR



COVERED PORCH
Leading to:

ENTRANCE HALL
UPVC front door, radiator and large cloaks cupboard.

CLOAKROOM
White low flush WC and corner washbasin.

"L" SHAPED DINING KITCHEN 16' 3" x 13' 3" (4.95m x 4.04m)
Range of units comprising sink unit, base units with worktops and wall cupboard. Hotpoint Cooker with chimney extractor over. Plumbing for auto washer. Radiator and part ceramic tiled walls.



LOUNGE 16' 3" x 11' 0" (4.95m x 3.35m)
Adam style fireplace housing electric fire. Radiator, small understairs cupboard, spindled staircase to the first floor, and French Doors to rear Garden.

FIRST FLOOR

LANDING
This is approached via the spindled staircase from the Lounge and opening from the Landing which has airing cupboard housing cylinder are:

FRONT BEDROOM 12' 0" x 9' 0" (3.66m x 2.74m)
Radiator.

REAR BEDROOM 12' 3" x 8' 0" (3.73m x 2.44m)
Radiator.

REAR BEDROOM 7' 9" x 7' 6" (2.36m x 2.29m)
Radiator.

SHOWER ROOM
White suite comprising shower cubicle, pedestal washbasin and low flush WC. Radiator.

TO THE OUTSIDE
Ample Off Street Parking to side.
Hard landscaped area to side and small garden area to rear with Astro-turf.
2 Outhouses.

SERVICES
It is understood that mains drainage, mains water and electricity are laid to the property. There is electric 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.

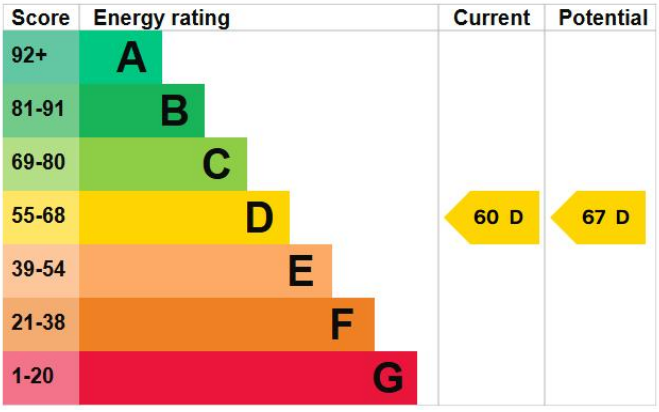
ENERGY PERFORMANCE GRAPHS

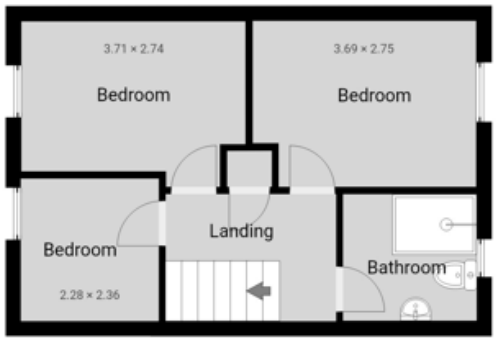
An Energy Performance Certificate is available to view at the Agent's Offices and the Energy Efficiency Rating and Environmental (CO2) Impact Rating Graphs are shown.



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.





THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. EPC247 DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

4 Belgravia,
Goole,
DN14 5BU

www.townendclegg.co.uk
sales@townendclegg.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 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