



16 Parliament Street
Goole, DN14 6SW

Asking Price Of £100,000

Property Features

- Good sized Terraced House in popular location
- Sitting Room, Living Room & Kitchen
- 3 Bedrooms & Bathroom
- Gas CH, UPVC DG & Rear Garden
- Within walking distance of Town Centre amenities

Full Description

SITUATION

From the Railway Crossing traffic lights in the centre of Goole take Boothferry Road and then take the fifth left turn into Parliament Street 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 pleasant Inner Terraced House situated just off Boothferry Road and within easy walking distance of Goole Town Centre and all local amenities. The good sized accommodation presently comprises:

GROUND FLOOR

ENTRANCE

UPVC front door leading to:

SITTING ROOM 12' 0" x 11' 3" (3.66m x 3.43m)

Feature fire surround, and radiator.

LIVING ROOM 13' 0" x 12' 0" (3.96m x 3.66m)

Feature fire surround, radiator, understairs cupboard and enclosed staircase to the First Floor.

KITCHEN 11' 6" x 6' 0" (3.51m x 1.83m)

Range of units comprising sink unit, base units with worktops and wall cupboards. Extractor hood. Plumbing for auto washer. Gas central heating boiler, part ceramic walls, ceramic tiled floor and UPVC door to the rear garden.



FIRST FLOOR

LANDING

This is approached via the enclosed staircase from the Living Room and opening from the Landing which has a radiator are:

FRONT BEDROOM 12' 0" x 11' 3" (3.66m x 3.43m)

Built in wardrobe and radiator.

REAR BEDROOM 10' 6" x 6' 0" (3.2m x 1.83m)

Radiator.

BATHROOM

White suite comprising panelled in bath, pedestal washbasin and low flush WC. Shower over bath. Radiator and part ceramic tiled walls.

SECOND FLOOR

BEDROOM 16' 9" x 12' 0" (5.11m x 3.66m)

This is approached via an enclosed staircase from the first floor landing and has a radiator.

TO THE OUTSIDE

Garden to the 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.

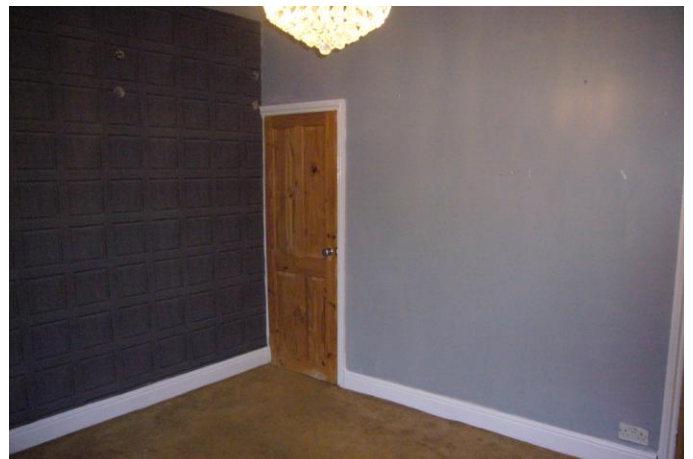
None of the services or associated appliances have been checked or tested.

COUNCIL TAX

It is understood that the property is in Council Tax Band 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.

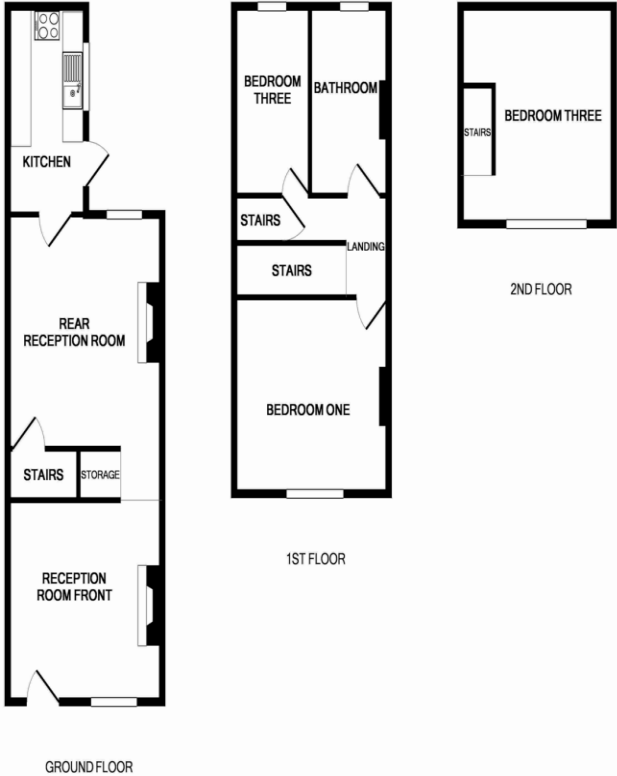
WHETHER BUYING OR SELLING LET US SMOOTH THE PATH TO YOUR NEW HOME.

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.



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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	67 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