



167 Lime Tree Avenue
Goole, DN14 5HU

Asking Price Of £145,000

Property Features

- Pleasant Semi-Detached House close to Town Centre
- Lounge, Dining Kitchen & Conservatory
- 2 Bedrooms & Shower Room
- Gas CH, UPVC DG, Garage & Gardens
- An ideal First Home

Full Description

THE PROPERTY

This consists of a pleasant Semi-Detached House being situated in a popular location very close to Goole Town Centre and within a short walk of all local amenities.

The property which is an ideal first Home has the benefit of Lounge, Dining Kitchen, Conservatory, 2 Bedrooms, and Shower Room, and presently comprises:

GROUND FLOOR

ENTRANCE HALL

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

LOUNGE 12' 3" x 10' 3" (3.73m x 3.12m)

Adam Style fireplace with electric fire. Radiator and understairs cupboard.

DINING KITCHEN 13' 6" x 9' 3" (4.11m x 2.82m)

Range of units comprising sink unit, base units with worktops and wall cupboards. Chimney extractor unit. Plumbing for auto washer. Radiator, gas central heating boiler and UPVC door into:

CONSERVATORY 8' 6" x 6' 6" (2.59m x 1.98m)

UPVC door 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 10' 3" x 10' 3" (3.12m x 3.12m)

Radiator and 2 overstairs cupboards.

REAR BEDROOM 11' 6" x 7' 0" (3.51m x 2.13m)

Radiator.

SHOWER ROOM

White suite comprising shower cubicle, vanity washbasin and low flush WC. Heated towel rail.

TO THE OUTSIDE

Concrete sectional GARAGE with up and over door to front and gated driveway approach from Lime Tree Avenue.

Gardens to front and 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

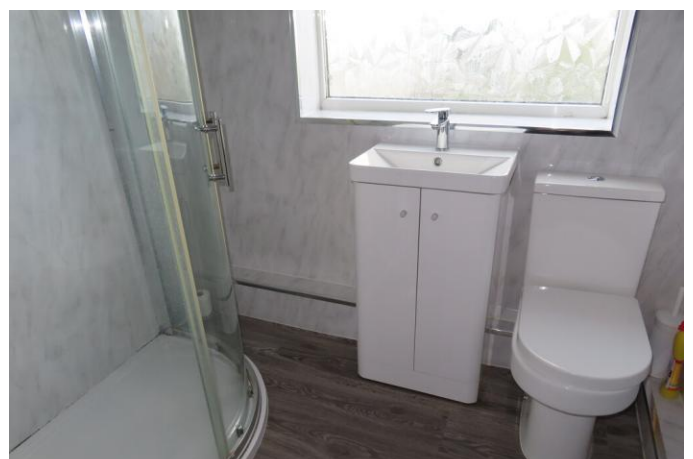
It is understood that the property is in Council Tax Band A, which is payable to the East Riding of Yorkshire Council.

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.

