



**59 Elsie Street**  
Goole, DN14 6DY

**Asking Price Of £145,000**

# Property Features

- Semi-Detached House in popular location
- 19' Lounge, Kitchen and side Porch
- 3 Bedrooms & Bathroom
- Gas CH, UPVC DG & large corner Plot
- In need of general updating



## Full Description

### THE PROPERTY

This consists of a good sized Semi-Detached House situated on a large corner plot in a popular residential location which is within walking distance of Goole Town Centre and all local amenities.

The property has the benefit of a 19' Lounge, 3 Bedrooms, Gas Central Heating, UPVC double glazing and the accommodation, which is in need of general updating, presently comprises:



### GROUND FLOOR

#### ENTRANCE LOBBY

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

**THROUGH LOUNGE** 19' 9" x 11' 9" (6.02m x 3.58m)  
Modern fire surround housing electric fire. 2 radiators.

**KITCHEN** 11' 0" x 9' 9" (3.35m x 2.97m)

Range of units comprising sink unit, base units with worktops and wall cupboards. Integrated fridge freezer. Extractor hood. Plumbing for auto washer. Radiator and part ceramic tiled walls.



#### INNER LOBBY

Understairs cupboard.

**UTILITY CUPBOARD** 4' 9" x 4' 0" (1.45m x 1.22m)  
Radiator and shelves.

**SIDE PORCH** 9' 6" x 5' 3" (2.9m x 1.6m)  
UPVC framed door to the garden.



## FIRST FLOOR

### LANDING

This is approached via the enclosed staircase from the Entrance Lobby and opening from the Landing which has a radiator and cupboard housing gas central heating boiler are:

### FRONT BEDROOM 11' 9" x 11' 0" (3.58m x 3.35m)

Built in wardrobes and cupboards, and radiator.

### FRONT BEDROOM 10' 9" x 6' 3" (3.28m x 1.91m)

Radiator.

### REAR BEDROOM 13' 9" x 8' 6" (4.19m x 2.59m)

Radiator.

### BATHROOM

White suite comprising panelled in bath and washbasin. Electric shower overbath with folding side screen. Radiator and ceramic tiled walls.

### SEPERATE TOILET

White low flush WC.

### LOFT SPACE

This is approached via a retractable ladder from the Landing:

### TO THE OUTSIDE

GARAGE with block paved driveway from Newland Road at the side.

The property is situation on a large corner plot with gardens to front and side, together with a patio area at 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.



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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.