



53 Parliament Street
Goole, DN14 6SP

Asking Price Of £97,500

Property Features

- Good sized Terraced House close to Town Centre
- 2 Reception Rooms & Kitchen
- 3 Bedrooms & Bathroom
- Gas CH, UPVC DG, Garage & rear Yard
- Ideal Investment Opportunity

Full Description

THE PROPERTY

This consists of a good sized Inner Terrace House situated in a popular location just off Boothferry Road and within easy walking distance of all Town Centre amenities,

The property is an ideal Investment Opportunity having the benefit of 2 Reception Rooms, 3 Bedrooms, Gas Central Heating and Garage. The accommodation which extends over 3 floors presently comprises:

GROUND FLOOR

ENTRANCE

UPVC front door leading to:

SITTING ROOM 11' 9" x 11' 3" (3.58m x 3.43m)

Radiator and enclosed staircase to the first floor.

LIVING ROOM 13' 3" x 11' 9" (4.04m x 3.58m)

Radiator and understairs cupboard.

KITCHEN 11' 3" x 6' 3" (3.43m x 1.91m)

Range of units comprising sink unit, base units with worktops and wall cupboards. Bush free standing cooker with extractor over. Plumbing for auto washer. Radiator, part ceramic tiled walls and UPVC framed door to the rear yard.

FIRST FLOOR

LANDING

This is approached via the enclosed staircase from the Sitting Room and opening from the Landing are:

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

Radiator and cupboard overstairs.



REAR BEDROOM 11' 0" x 6' 9" (3.35m x 2.06m)

Radiator.

BATHROOM

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

SECOND FLOOR

ATTIC BEDROOM 16' 0" x 12' 3" (4.88m x 3.73m)

This is approached via a staircase from the first floor landing and has built in cupboards, drawers, work station and radiator.

TO THE OUTSIDE

Brick GARAGE with roller door and access from the Lane at the rear.

Enclosed Yard to 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. EPC147 DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

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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