



21 Broadacres
Carlton, DN14 9ND

Asking Price Of £210,000

Property Features

- Good sized Semi-House in popular Village
- 16' Lounge & 16' Dining Kitchen
- 3 Bedrooms & Wet Room
- Gas CH, UPVC DG, Garage & Gardens
- In need of general updating

Full Description

THE PROPERTY

This consists of a good sized Semi-Detached House situated in the popular residential Village of Carlton, twixt the Towns of Selby and Goole, and within easy commuting distance of York, Leeds and Hull.

The accommodation which is in need of general updating includes 16' Lounge, 16' Dining Kitchen, 3 Bedrooms, and a Wet Room, presently comprises:

GROUND FLOOR

ENTRANCE HALL

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

LOUNGE 16' 0" x 11' 0" (4.88m x 3.35m)

Adam style fire surround with gas fire, and radiator.

"L" SHAPED DINING KITCHEN 16' 0" x 10' 0" (4.88m x 3.05m)

Range of units comprising sink unit, base units with worktops and wall cupboards. Plumbing for auto washer. 2 radiators, part ceramic tiled walls, understairs cupboard and UPVC framed door to rear.

FIRST FLOOR

LANDING

This is approached via the enclosed staircase from the Entrance Hall, and opening from the Landing are:

FRONT BEDROOM 15' 9" x 10' 9" (4.8m x 3.28m)

Built in wardrobes, cupboards, and dressing table. Radiator and cupboards.



REAR BEDROOM 8' 6" x 7' 0" (2.59m x 2.13m)

Radiator.

REAR BEDROOM 7' 0" x 7' 0" (2.13m x 2.13m)

Radiator.

WET ROOM

White suite comprising partly enclosed shower, washbasin and low flush WC. Radiator and ceramic tiled walls.

TO THE OUTSIDE

Concrete sectional GARAGE with up and over door to front and driveway approach from Broadacres.

The property has good sized 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 B, which is payable to the North 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.

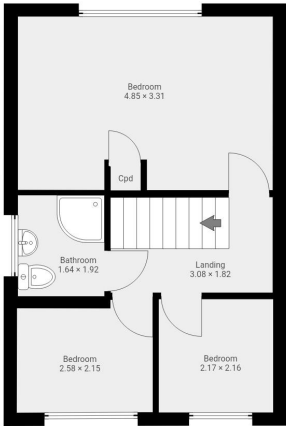
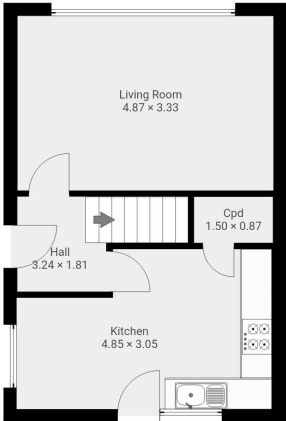
WHETHER BUYING OR SELLING LET US SMOOTH THE PATH TO YOUR NEW HOME.

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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	74 C	
55-68	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