



10 Ivy Park Road  
Goole, DN14 6YG

**Asking Price Of £275,000**

# Property Features

- Well presented Bungalow in sought after Location
- 21' Lounge Diner, 16' Sun Room & Kitchen
- 3 Bedrooms & Shower Room
- Gas CH, UPVC DG, Delightful Gardens & Garage
- Ideally placed for all local amenities

## Full Description

### DESCRIPTION

This charming Detached Bungalow combines comfort, space, and a desirable location, making it an excellent opportunity for a range of Buyers.

The property features a generous 21' Lounge Diner, providing comfortable living space, along with a 16' Sun Room which enjoys views over the rear garden and creates the perfect spot for relaxation. The kitchen is practical and well appointed for everyday living.

There are 3 Bedrooms and a modern shower room, making the property ideal for families, downsizers, or those seeking single-level living. Additional benefits include gas central heating, UPVC double glazing, a garage, and delightful good-sized gardens offering outdoor space to enjoy.

### ACCOMMODATION

This extremely well-presented and generously proportioned accommodation, recommended for early viewing, briefly comprises:

#### ENTRANCE HALL

UPVC front door, radiator and cloaks cupboard.

"L" SHAPED LOUNGE DINER 21' 6" x 16' 3" (6.55m x 4.95m)

2 radiators and sliding patio door into:

SUN ROOM 16' 0" x 9' 6" (4.88m x 2.9m)

Radiator, air conditioning unit and French doors leading to the rear Garden.



### KITCHEN 9' 6" x 9' 0" (2.9m x 2.74m)

Range of units comprising sink unit, base units with worktops, drawer unit and wall cupboards. Plumbing for auto washer. Part ceramic tiled walls and ceramic tiled floor.

### FRONT BEDROOM 11' 3" x 8' 9" (3.43m x 2.67m)

Radiator.

### FRONT BEDROOM 7' 9" x 6' 3" (2.36m x 1.91m)

Radiator.

### REAR BEDROOM 11' 3" x 9' 3" (3.43m x 2.82m)

Range of built in wardrobes, and radiator.

### SHOWER ROOM

White suite comprising walk in shower with dual shower heads, vanity wash basin and low flush WC. Heated towel rail, downlighters, ceramic tiled walls and ceramic tiled floor.

### LOFT

This is approached via a retractable ladder from the Entrance Hall, and the Loft is boarded out and has a light and power.

### TO THE OUTSIDE

Concrete sectional GARAGE with up and over door to front, personal door to side and block paved driveway from Ivy Park Road which provides ample additional Off Street Parking.

Good sized lawned garden to front.

Enclosed lawned garden to rear with flower borders together with an array of shrubs and bushes, and patio area.

### 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 (boiler only 2 years old) 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 C, 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.



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. EPC47 DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	70 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