



19 Cottingham Street  
Old Goole, DN14 5RR

**Asking Price Of £89,950**

# Property Features

- Well presented Inner Terrace House in popular area
- Sitting Room, Living Room & Kitchen
- Shower Room & 3 Bedrooms
- Gas CH, UPVC DG & Rear Yard
- For Sale with Tenant in Situ paying £625 pcm

## Full Description

### SITUATION

From Goole Town centre take A161 Bridge Street towards Swinefleet. After passing over the third bridge turn right into Cottingham Street where the property will be found on the left hand side clearly marked by one of our distinctive For Sale boards.

### THE PROPERTY

This consists of a well presented Inner Terrace House being situated in a popular residential location within easy walking distance of the Town Centre and all local amenities. The good sized accommodation presently comprises:

### GROUND FLOOR

#### ENTRANCE PASSAGE

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

#### SITTING ROOM 11' 9" x 10' 9" (3.58m x 3.28m)

Feature fire surround housing electric fire, radiator and opening into:

#### LIVING ROOM 13' 6" x 12' 6" (4.11m x 3.81m)

Adam style fireplace with tiled inset and hearth housing gas fire. Radiator and understairs recess.

#### KITCHEN 12' 6" x 7' 6" (3.81m x 2.29m)

Range of units comprising sink unit, base units with oak worktops and wall cupboards. Built in oven and gas hob. Free standing fridge and auto washer. Radiator and UPVC door leading to the rear yard.



## SHOWER ROOM

White suite comprising walk in shower, vanity washbasin and low flush WC with concealed cistern. Radiator and part ceramic tiled walls.

## FIRST FLOOR

### LANDING

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

**FRONT BEDROOM 13' 6" x 11' 9" (4.11m x 3.58m)**

Radiator and built in cupboard.

**REAR BEDROOM 13' 3" x 8' 9" (4.04m x 2.67m)**

Radiator.

**REAR BEDROOM 12' 3" x 7' 9" (3.73m x 2.36m)**

Gas central heating boiler.

### TO THE OUTSIDE

Small forecourt

Enclosed Yard to rear with Store.

### 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.

### INVESTMENT OPPORTUNITY

It should be noted that the property is being offered For Sale with the existing Tenant in Situ, and therefore is an ideal Buy to Let Investment Opportunity as 19 Cottingham Street is currently Let on a Periodic Tenancy at a Rent of £650 per calendar month.

### VIEWING

Should you wish to view this property or require any additional information, please ring our Goole Office on 01405 762557.



## PHOTOGRAPHS

It should be noted that the photographs of the property were taken prior to the existing Tenant taking occupation in August 2024.

## 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.

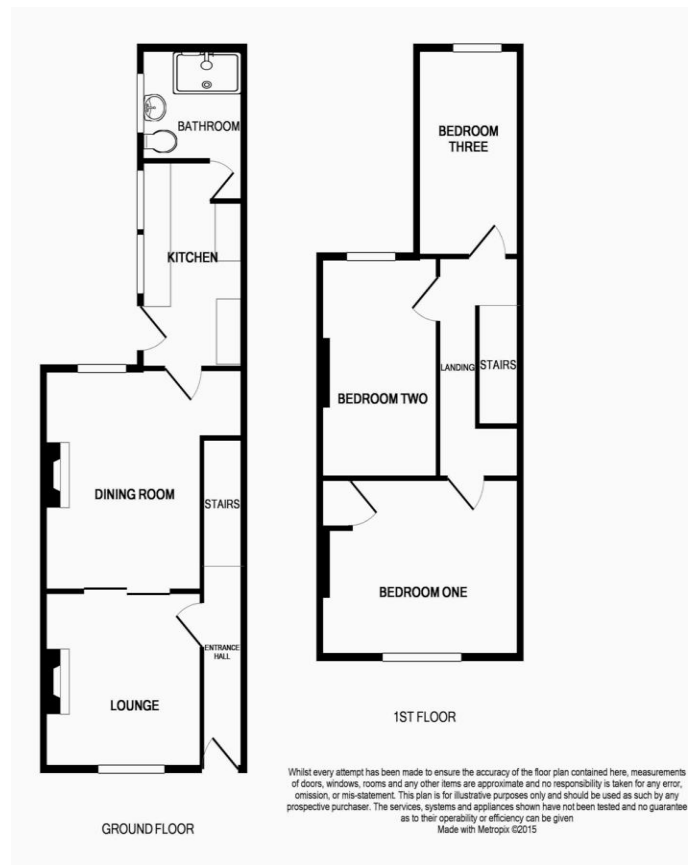
WHETHER BUYING OR SELLING LET US SMOOTH THE PATH TO YOUR NEW HOME.

## ENERGY PERFORMANCE CERTIFICATE

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