



3 Grosvenor Avenue
Goole, DN14 6UT

Asking Price Of £215,000

Property Features

- Traditional Semi House in sought after location
- 2 Reception Rooms, Conservatory & Kitchen
- 3 Bedrooms & Bathroom
- Gas CH, UPVC DG, Garage & Gardens
- Great potential for updating

Full Description

THE PROPERTY

Occupying a desirable position on the edge of Goole, this traditional Semi-Detached House offers convenient access to Hull, York, and Leeds. The property boasts generously proportioned accommodation and presents an excellent opportunity for buyers looking to update and personalise a home to their own taste.

The accommodation includes 2 Reception Rooms, 3 Bedrooms, and gas central heating, and briefly comprises:

GROUND FLOOR

ENTRANCE HALL

UPVC door, radiator, understairs cupboard and stairs to first floor.

CLOAKROOM

White suite comprising low flush WC and hand washbasin with tiled splash back.

LOUNGE 14' 9" x 11' 9" (4.5m x 3.58m)

Ornate fire surround housing gas fire. Bay window to front and radiator.

DINING ROOM 12' 0" x 11' 6" (3.66m x 3.51m)

Radiator and sliding door into:

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

French doors leading to rear garden.

KITCHEN 10' 3" x 7' 6" (3.12m x 2.29m)

Range of shaker style units comprising sink unit, base units with worktops, wall cupboards and larder unit. Built in oven and ceramic hob with extractor over. Plumbing for auto washer. Radiator, part ceramic tiled walls, ceramic tiled floor and UPVC door to side.



PANTRY / STORE

Shelves and gas central heating boiler.

FIRST FLOOR

LANDING

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

FRONT BEDROOM 14' 6" x 12' 0" (4.42m x 3.66m)

Bay window to front and radiator.



REAR BEDROOM 12' 0" x 8' 9" (3.66m x 2.67m)

Radiator.

REAR BEDROOM 12' 0" x 6' 0" (3.66m x 1.83m)

Built in cupboard and radiator.



BATHROOM

White suite comprising corner bath, pedestal washbasin, and low flush WC. Shower overbath. Radiator and part ceramic tiled walls.

TO THE OUTSIDE

Concrete sectional GARAGE with driveway approach from Grosvenor Avenue.

Gardens to front and rear.

Greenhouse.



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 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.

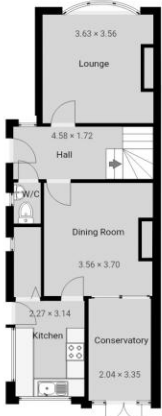
WHETHER BUYING OR SELLING LET US SMOOTH THE PATH TO YOUR NEW HOME.

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. EPIC247 DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	59 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 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