



**Townend
Clegg & CO**

CHARTERED SURVEYORS SINCE 1895

**34 ST. GEORGES GREEN, GOOLE, DN14 6WA
ASKING PRICE OF £285,000**





SITATION

From the railway crossing traffic lights in the centre of Goole take Pasture Road which in turn runs into Westfield Avenue. On reaching the Tesco Express turn left into Woodland Avenue and then take the second right turn into St. Georges Green. The property will be found on the right handside clearly marked by one of our distinctive For Sale boards.

THE PROPERTY

This consists of a good sized Detached House being situated in a sought after location towards the edge of Goole yet still ideally placed for schools and all local amenities including the hospital. The Cities of Hull, York and Leeds are within commuting distance and the well presented accommodation presently comprises:

GROUND FLOOR

ENTRANCE HALL

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

LOUNGE 17' 9" x 11' 3" (5.41m x 3.43m)

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



L SHAPED DINING KITCHEN 18' 3" x 13' 0" (5.56m x 3.96m)

Range of units comprising sink unit, base units with work tops, pan drawers and wall cupboards. Built in oven and ceramic hob with chimney extractor over. Plumbing for dishwasher. Contemporary radiator, spotlights, concealed lighting, radiator, part ceramic tiled walls, ceramic tiled floor and understairs cupboard. Sliding patio door leading to the rear garden.

UTILITY ROOM 9' 6" x 5' 3" (2.9m x 1.6m)

Range of units comprising base units with worktops, wall cupboards and larder unit. Plumbing for auto washer. Radiator with ornate cover, spotlights, part ceramic tiled walls, ceramic tiled floor and cupboard housing gas central heating boiler. UPVC door leading to the rear garden.



CLOAKROOM

White suite comprising low flush WC and vanity washbasin. Heated towel rail, part ceramic tiled walls and ceramic tiled floor.

FIRST FLOOR

LANDING

This is approached via the enclosed staircase from the Entrance Hall and opening from the Landing which has a radiator with ornate cover and linen cupboard are:

MASTER BEDROOM 14' 3" x 9' 3" (4.34m x 2.82m)

Range of built in wardrobes, radiator and leading to:

ENSUITE SHOWER ROOM

White suite comprising walk in shower, vanity wash basin and low flush WC with concealed cistern. Heated towel rail and ceramic tiled walls.



FRONT BEDROOM 13' 0" x 9' 0" (3.96m x 2.74m)

Radiator.

FRONT BEDROOM 11' 3" x 8' 0" (3.43m x 2.44m)

Mirror fronted wardrobe, and radiator.

REAR BEDROOM 9' 6" x 9' 6" (2.9m x 2.9m)

Mirror fronted wardrobes and radiator.

HOUSE BATHROOM

White suite comprising free standing bath, vanity washbasin and low flush WC. Heated towel rail and ceramic tiled floor.





TO THE OUTSIDE

Integral GARAGE with up and over door to front, power laid on and driveway from St Georges Green which provides additional off-street parking.

Timber GARDEN ROOM to rear.

Garden to front and rear, with patio area 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 D, 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 PROCEEDURE

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		85 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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