



11 Fountayne Street
Goole, DN14 5HG

Asking Price Of £175,000

Property Features

- Terrace Townhouse in popular location
- HMO License for up to 8 people
- 4 Bedrooms, Shower Room & Bathroom
- Living Room & 22' Breakfast Kitchen
- Gas CH, UPVC DG & Gardens



Full Description

THE PROPERTY

This consists of a spacious Terrace Townhouse which has an HMO License for up to 8 people being situated in a popular Residential location within walking distance of the Town Centre and all local amenities.

ACCOMMODATION

The property has spacious 4 Bedroom accommodation with the benefit of gas central heating, UPVC double glazing, enclosed rear Garden and presently comprises:



GROUND FLOOR

ENTRANCE LOBBY

UPVC door leading to:

HALLWAY

Radiator, understairs cupboard and spindled staircase to the first floor.

LIVING ROOM 16' 9" x 13' 9" (5.11m x 4.19m)

Bay window to front and radiator.



BEDROOM 14' 3" x 12' 0" (4.34m x 3.66m)

Radiator and French door to the rear.

BREAKFAST KITCHEN 22' 3" x 10' 9" (6.78m x 3.28m)

Range of units comprising 2 sink units, base units with worktops and wall cupboards. 2 Built in ovens and 2 hobs. Plumbing for auto washer. Radiator and gas central heating boiler. Door to rear.

SHOWER ROOM

White suite comprising shower cubicle, pedestal washbasin and low flush WC. Heated towel rail.



FIRST FLOOR

LANDING

This is approached via the spindled staircase from the Hallway and opening from the Landing are:

FRONT BEDROOM 13' 3" x 12' 0" (4.04m x 3.66m)

Radiator.

REAR BEDROOM 14' 3" x 12' 0" (4.34m x 3.66m)

Radiator and built in cupboard.

REAR BEDROOM 11' 0" x 11' 0" (3.35m x 3.35m)

Radiator.

STORE ROOM 10' 0" x 5' 6" (3.05m x 1.68m)

Radiator.

BATHROOM

White suite comprising panelled in bath with mixer tap shower, vanity washbasin and shower cubicle. Airing cupboard and radiator.

SEPERATE TOILET

White low flush WC.

TO THE OUTSIDE

Garden 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 A, which is payable to the East Riding of Yorkshire Council.

HMO LICENCE

The property has the benefit of an HMO License for up to 8 people in total in 4 Bedrooms being Licence Number 159935 which is valid until the 15th June 2028.



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	67 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