



20 Pasture Avenue  
Goole, DN14 6LG

**Asking Price Of £192,000**

# Property Features

- Good sized Semi-Detached House in popular location
- Lounge, 16' Dining Kitchen & Cloakroom
- 3 Bedrooms & Bathroom
- Gas CH, UPVC DG, Off Street Parking & large Garden
- Within easy walking distance of all amenities



## Full Description

### SITUATION

From the railway crossing traffic lights in the centre of Goole take Pasture Road which in turn runs into Westfield Avenue. Turn right into Mond Avenue and then left into Pasture Avenue where 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 Semi Detached House being situated in a popular residential location within easy walking distance of Goole Town Centre and all local amenities. The accommodation presently comprises:

### GROUND FLOOR

#### ENTRANCE HALL

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

#### LOUNGE 15' 9" x 13' 0" (4.8m x 3.96m)

Cast iron and tiled fireplace with pine surround and radiator.



#### DINING KITCHEN 16' 3" x 9' 0" (4.95m x 2.74m)

Range of units comprising sink unit, base units with worktops and wall cupboards. Hotpoint cooker, Hoover auto washer and Beko dryer. Radiator.

#### CLOAKROOM

White suite comprising low flush WC. Gas central heating boiler.

#### SIDE ENTRANCE LOBBY

Understairs cupboard and door to side.



## FIRST FLOOR

### LANDING

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

#### FRONT BEDROOM 11' 3" x 9' 9" (3.43m x 2.97m)

Radiator.



#### REAR BEDROOM 12' 3" x 10' 0" (3.73m x 3.05m)

Radiator.

#### REAR BEDROOM 9' 0" x 8' 9" (2.74m x 2.67m)

Radiator.

### BATHROOM

White suite comprising panelled in bath, pedestal washbasin and low flush WC. Shower overbath with side screen.

Radiator and ceramic tiled walls.



### TO THE OUTSIDE

Ample OFF STREET PARKING to front.

Large Garden to rear.

Garden Shed and 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 A, 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.

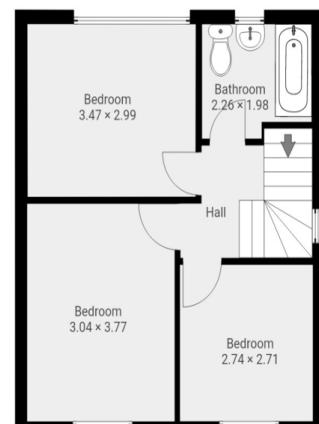
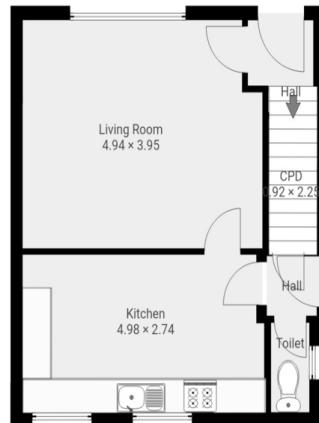
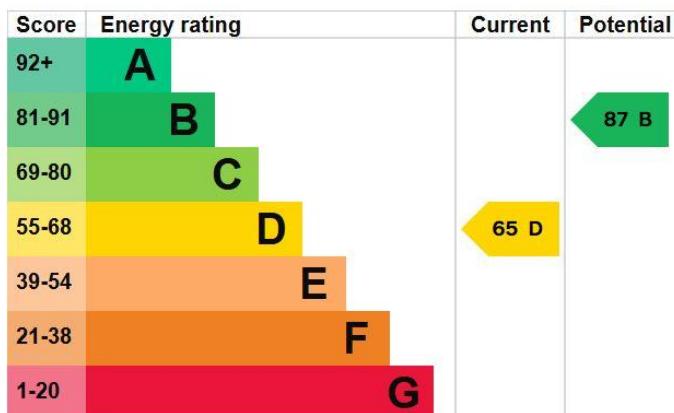
WHETHER BUYING OR SELLING LET US SMOOTH THE PATH TO YOUR NEW HOME.

## 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.



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