



79 Weatherill Street
Goole, DN14 6EQ

Offers Invited £85,000

Property Features

- Terrace House close to all Town Centre amenities
- 24' Through Lounge & 15' Kitchen
- 2 Double Bedrooms & Bathroom
- Gas CH, UPVC DG & rear Yard
- Investment Opportunity - For Sale with Tenant in Situ

Full Description

SITUATION

From the railway crossing traffic lights in the centre of Goole take Boothferry Road out of Town. Take the third right turn into Weatherill Street where the property will be found on the left handside clearly marked by one of our distinctive For Sale boards.

THE PROPERTY

This consists of an well-presented Inner Terrace House being situated in a popular residential location just off Boothferry Road and within easy reach of all Town Centre amenities. The good sized accommodation presently comprises:

GROUND FLOOR

ENTRANCE

UPVC front door leading to:

THROUGH LOUNGE 24' 0" x 12' 0" (7.32m x 3.66m)

Feature fire surround housing electric fire, 2 radiators, built in cupboard and central staircase leading to the first floor.

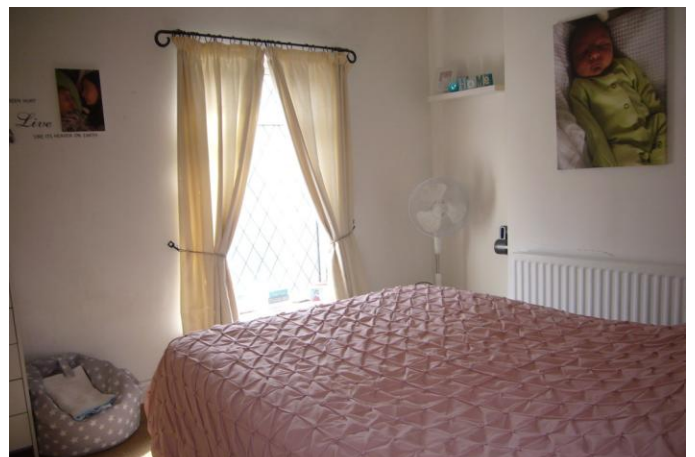
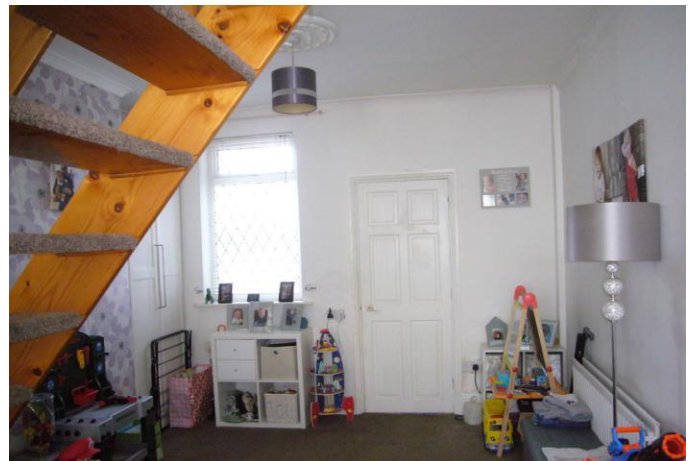
KITCHEN 15' 0" x 5' 9" (4.57m x 1.75m)

Range of Shaker style units comprising sink unit, base units with worktops and wall cupboards. Built in oven and hob with extractor over. Plumbing for auto washer. Radiator, part ceramic tiled walls, gas central heating boiler and UPVC door to the rear.

FIRST FLOOR

LANDING

This is approached via the open tread staircase in the centre of the Through Lounge and opening from the Landing which has a radiator are:



FRONT BEDROOM 12' 0" x 10' 0" (3.66m x 3.05m)

Radiator.

REAR BEDROOM 10' 9" x 9' 3" (3.28m x 2.82m)

Radiator and cupboard overstairs.

BATHROOM

Coloured suite comprising panelled in bath with mixer tap shower attachment, pedestal washbasin and low flush WC. Radiator and ceramic tiled walls.

TO THE OUTSIDE

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

INVESTMENT OPPORTUNITY

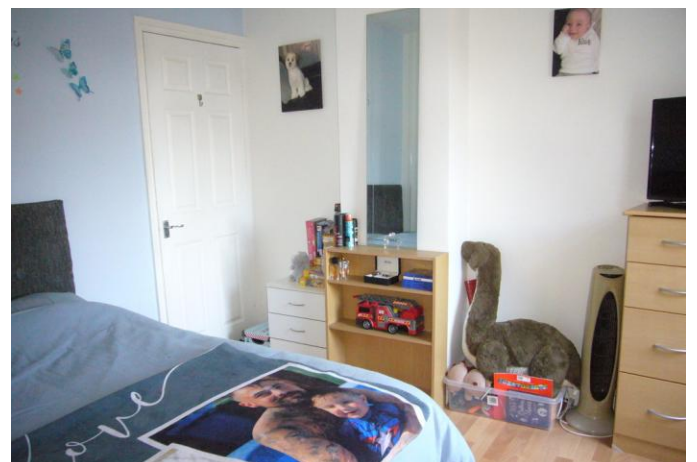
It should be noted that the property is being offered For Sale with the existing Tenant in Situ, and therefore is an ideal Buy to Let Investment Opportunity as 79 Weatherill Street is currently Let on a Periodic Tenancy at a Rent of £475 per calendar month.

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		85 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		