



6 Brooks Drive  
Goole, DN14 6AY

**Asking Price Of £210,000**

# Property Features

- Immaculate Semi House in popular location
- 16' Lounge, Dining Kitchen & Utility Room
- 3 Bedrooms & Bathroom
- Gas CH, UPVC DG, Gardens & Ample Parking
- Early Internal Inspection Recommended

## Full Description

### DESCRIPTION

This immaculate semi-detached house is situated in a highly sought-after edge-of-town location. The property offers spacious and well-presented accommodation throughout, including a generous 16' Lounge, a modern Dining Kitchen, and a convenient Utility Room.

Upstairs there are 3 well-proportioned Bedrooms and a family Bathroom. The home further benefits from gas central heating and UPVC double glazing. Outside, the property enjoys attractive gardens and ample off-street parking, making it an ideal home for Families or Professionals seeking comfort and convenience.

### ACCOMMODATION

The superbly presented accommodation which has oak internal doors and new carpets presently comprises:

### GROUND FLOOR

#### ENTRANCE HALL

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

#### LOUNGE 16' 9" x 12' 0" (5.11m x 3.66m)

Bay window to front, radiator and understairs cupboard.

#### DINING KITCHEN 13' 6" x 11' 6" (4.11m x 3.51m)

Range of Shaker style units comprising sink unit, base units with worktops, pan drawers and wall cupboards. Built in double oven and gas hob with extractor over. Integrated dishwasher. Radiator, downlighters and UPVC door to the rear Garden.



#### UTILITY ROOM 7' 3" x 4' 3" (2.21m x 1.3m)

Worktop with plumbing for auto washer under, and radiator.

#### CLOAKROOM

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

#### FIRST FLOOR

#### LANDING

This is approached via the enclosed staircase from the Entrance Hall and opening from the Landing which has a radiator and airing cupboard housing gas central heating boiler are:

#### FRONT BEDROOM 15' 3" x 10' 9" (4.65m x 3.28m)

Radiator.

#### REAR BEDROOM 11' 9" x 8' 3" (3.58m x 2.51m)

Radiator.

#### REAR BEDROOM 8' 3" x 6' 6" (2.51m x 1.98m)

Radiator.

#### BATHROOM

White suite comprising panelled in bath, pedestal washbasin and low flush WC. Mixer tap shower overbath with side screen. Heated towel rail, downlighters and part ceramic tiled walls.

#### TO THE OUTSIDE

Ample OFF STREET PARKING to front and side with Electric Vehicle charging point. Enclosed Garden to rear with Patio Area and 2 Garden Sheds.

#### 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 C, 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.



Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	83 B	
69-80	C		
55-68	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.