



37 Fountayne Street  
Goole, DN14 5HG

**Asking Price Of £175,000**

# Property Features

- Spacious Townhouse with HMO License
- 4 Bedrooms with License for up to 8 people
- 15' Living Room & 23' Breakfast Kitchen
- Shower Room, Bathroom, Gas CH & UPVC DG
- Popular location close to Town Centre



## 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 and UPVC double glazing, and presently comprises:

### GROUND FLOOR

#### ENTRANCE HALL

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

#### BEDROOM 13' 0" x 11' 0" (3.96m x 3.35m)

Radiator.

#### LIVING ROOM 15' 0" x 14' 0" (4.57m x 4.27m)

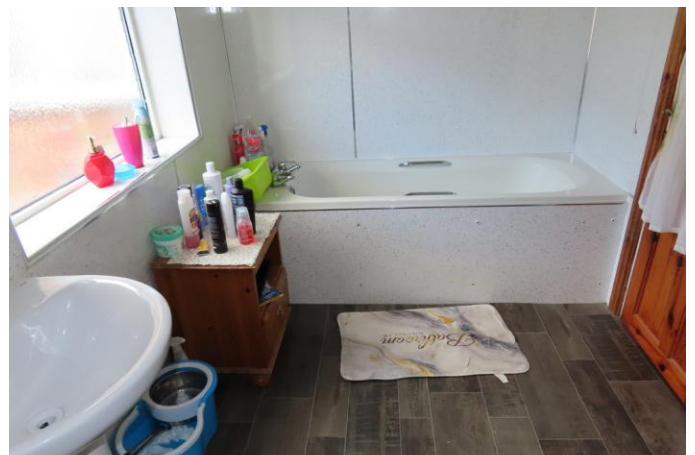
Radiator and understairs recess.

#### BREAKFAST KITCHEN 23' 3" x 9' 0" (7.09m x 2.74m)

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, gas central heating boiler and 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 enclosed staircase from the Entrance Hall and opening from the Landing are:

**FRONT BEDROOM** 15' 0" x 12' 9" (4.57m x 3.89m)

Radiator.

**REAR BEDROOM** 14' 0" x 9' 6" (4.27m x 2.9m)

Radiator.

**REAR BEDROOM** 11' 9" x 9' 0" (3.58m x 2.74m)

Radiator.

### BATHROOM

White suite comprising panelled in bath, pedestal washbasin and shower cubicle. Heated towel rail.

### SEPERATE TOILET

White low flush WC.

### TO THE OUTSIDE

Garden to front and 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.

### HMO LICENSE

The property has the benefit of an HMO License for up to 8 people in total in 4 Bedrooms being Licence Number 159936 which is valid until the 30th 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		
69-80	C		80 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		