



5 Swan Lane  
Goole, DN14 6WD

**Asking Price Of £215,000**

# Property Features

- Semi-Detached House in sought after location
- 16' Lounge, 16' Dining Kitchen & Sun Room
- 3 Bedrooms & Bathroom
- Gas CH, UPVC DG, Off Street Parking & Gardens
- Ideally placed for all local amenities and schools



## Full Description

### SITUATION

From the railway crossing traffic lights in the centre of Goole take Pasture Road which in turn runs into Westfield Avenue. On reaching the Tesco Express turn left into Woodland Avenue and then take the second right turn into St. Georges Green. Take the second right turn into Swan Lane 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 a good sized Semi-Detached House being situated in a sought after location towards the edge of Goole yet still ideally placed for schools and all local amenities including the hospital. The Cities of Hull, York and Leeds are within commuting distance and the well presented accommodation presently comprises:

### GROUND FLOOR

#### ENTRANCE HALL

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

#### LOUNGE 16' 3" x 13' 9" (4.95m x 4.19m)

Feature Media wall with contemporary electric fire. Bay window to front, radiator and understairs cupboard.

#### DINING KITCHEN 16' 9" x 9' 6" (5.11m x 2.9m)

Range of contemporary units comprising sink unit, base units with worktops, wall cupboards, larder unit and breakfast bar. Built in oven, microwave and ceramic hob with extractor over. Plumbing for auto washer and dishwasher. Contemporary radiator, concealed lighting and opening into:



## SUN ROOM 12' 6" x 9' 3" (3.81m x 2.82m)

French doors leading to the rear Garden.

## FIRST FLOOR

### LANDING

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

### FRONT BEDROOM 11' 3" x 9' 3" (3.43m x 2.82m)

Radiator.



### FRONT BEDROOM 7' 6" x 7' 3" (2.29m x 2.21m)

Radiator.



### REAR BEDROOM 13' 3" x 10' 4" (4.04m x 3.15m)

Radiator.

### BATHROOM

White suite comprising panelled in bath, vanity washbasin, and low flush WC. Shower overbath with dual shower heads and side screen. Heated towel rail, downlighters and ceramic tiled walls.

### TO THE OUTSIDE

Off Street PARKING SPACES to side with access from Swan Lane.



Forecourt Garden.

Enclosed Garden to rear with "Astro turf" lawn, decked area and patio area.

Garden SHED

### 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.

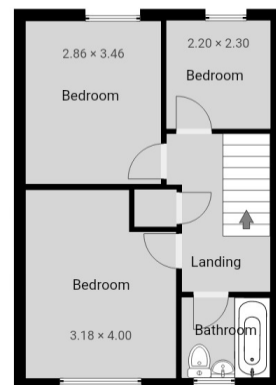
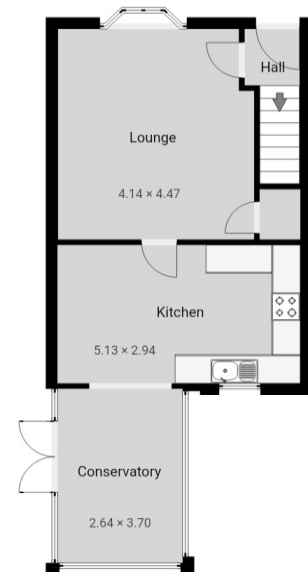
## ENERGY PERFORMANCE GRAPHS

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		
81-91	B		86 B
69-80	C	76 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.