



45 Rutland Road  
Goole, DN14 6LU

**Asking Price Of £190,000**

# Property Features

- Extended Semi House in sought after location
- Lounge & 18' Living Dining Kitchen
- 3 Bedrooms & Bathroom
- Gas CH, UPVC DG, Garage & Gardens
- Convenient for Town Centre amenities



## Full Description

### THE PROPERTY

This consists of an extended Traditional Semi-Detached House being situated in a sought after location towards the edge of Goole, yet still within easy reach of all local amenities.

The good sized accommodation which has the benefit of 16' Lounge, 18' Living Dining Kitchen, 3 Bedrooms and long rear Garden presently comprises:



### GROUND FLOOR

#### ENTRANCE HALL

New composite entrance door, radiator and staircase leading to the first floor.

#### LOUNGE 16' 0" x 14' 0" (4.88m x 4.27m)

Limestone style fire surround housing electric fire. Bay window to front, radiator and wall lights.

#### L SHAPED LIVING DINING KITCHEN 18' 6" x 15' 9" (5.64m x 4.8m)

Comprising:

#### LIVING DINING AREA 18' 6" x 10' 3" (5.64m x 3.12m)

2 Built in cupboards, radiator, fanlight, Velux roof light, and French doors to the rear Garden.

#### KITCHEN 13' 9" x 8' 3" (4.19m x 2.51m)

Range of units comprising sink unit, base units with worktops and wall cupboards. Built in oven and hob with extractor over. Plumbing for auto washer. Radiator, understairs recess, part ceramic tiled walls and ceramic tiled floor.



## FIRST FLOOR

### LANDING

This is approached via the staircase from the Entrance Hall and opening from the Landing which has a radiator are:

### FRONT BEDROOM 14' 0" x 11' 0" (4.27m x 3.35m)

Bay window to front and radiator.

### REAR BEDROOM 11' 3" x 10' 3" (3.43m x 3.12m)

Radiator.

### REAR BEDROOM 8' 3" x 7' 6" (2.51m x 2.29m)

Radiator.

### BATHROOM

White suite comprising corner bath and pedestal washbasin. Shower over bath with side screen. Radiator, part ceramic tiled walls and cupboard housing gas central heating boiler.

### SEPERATE TOILET

White low flush WC and part ceramic tiled walls.

### TO THE OUTSIDE

Concrete sectional GARAGE with up and over door to front, personal door to side, and power laid on. Driveway from Rutland Road proving ample Off Street Parking.

Garden area to front and long lawned Garden to rear with patio area.

### 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 B, 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.

