



18 Hazel Grove
Old Goole, DN14 5UR

Asking Price Of £132,500

Property Features

- Compact Semi-Detached Bungalow in popular location
- Lounge & Kitchen
- 2 Double Bedrooms & Bathroom
- Gas CH, UPVC DG, Off Street Parking & Gardens
- Rarely available and ideal for Retirement



Full Description

THE PROPERTY

This is a rare opportunity to acquire a compact Semi-Detached Bungalow, ideally suited for retirement being located in a popular area within walking distance of Goole Town Centre and all local amenities.

ACCOMMODATION

The compact well presented accommodation which has the benefit of gas central heating, UPVC double glazing and good sized gardens presently comprises:

SIDE ENTRANCE HALL

UPVC door and radiator.

LOUNGE 15' 9" x 11' 3" (4.8m x 3.43m)

Adam style Fireplace housing gas fire. Bow window to front and radiator.

KITCHEN 9' 3" x 8' 6" (2.82m x 2.59m)

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 and part ceramic tiled walls.

REAR BEDROOM 13' 6" x 8' 9" (4.11m x 2.67m)

Radiator.

REAR BEDROOM 11' 0" x 10' 0" (3.35m x 3.05m)

Radiator and cupboard housing gas central heating boiler.

BATHROOM

Coloured suite comprising panelled in bath pedestal washbasin and low flush WC. Shower over bath. Radiator and ceramic tiled walls.



TO THE OUTSIDE

Ample OFF STREET PARKING to the side of the property with gated access from Hazel Grove.

Good sized lawned gardens to front and 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 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

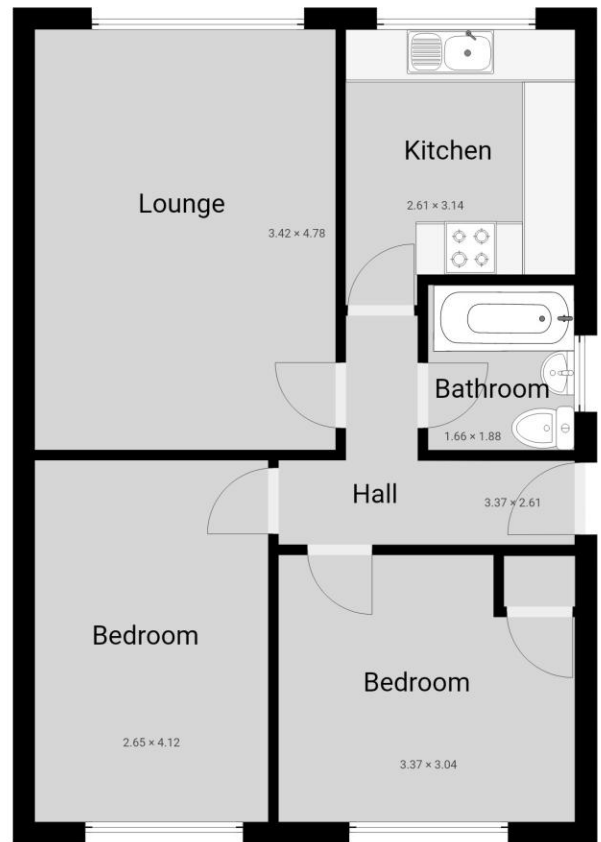
An Energy Performance Certificate is available to view at the Agent's Offices and the Energy Efficiency Rating and Environmental (CO₂) Impact Rating Graphs are shown.

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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. EPC247 DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

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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.