

**GOOLE  
36 BROUGH STREET  
DN14 6LD**

79 Boothferry Road  
Goole  
East Yorkshire DN14 6BB

Tel:01405 765265  
Fax:01405 766171  
DX700846 GOOLE

Email: [goole@screetons.co.uk](mailto:goole@screetons.co.uk)

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This mid-terrace property is situated within the town of Goole, approximately 0.6 miles from Goole town centre and 2 miles from the M62 motorway at Junction 36.

This property has recently undergone complete refurbishment and would ideally suit a first time buyer.

**NEW PRICE**  
**£109,950**

**Was £125,000**



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## Description

This mid-terraced property has the benefit of gas central heating and double glazing, and offers accommodation comprising;

automatic washing machine. Full height boiler cupboard housing a wall mounted gas fired boiler. Vinyl flooring. Under stairs storage recess. Access door leading to the rear of the property.

## GROUND FLOOR ACCOMMODATION

### • Entrance Hall

Stairway leading to the first floor. One central heating radiator.

### • Lounge (11'4" x 13') (3.46m x 3.97) Into Alcoves Maximum Size, Plus Bay

Decorative timber fire surround with tiled inset and hearth housing an open grate fire. Bay window. One central heating radiator.



### • Dining Room (11'4" x 14') (3.46m x 4.27m) Into Alcoves Maximum Size

Timber effect laminate fire surround with a marble effect inset housing an electric fire. One central heating radiator.

### • Kitchen (8'6" x 14'1") (2.60m x 4.29m) Plus (5'5" x 4'4") (1.67m x 1.34m) Maximum Size

Newly fitted units finished in white timber effect laminate and comprises; one, three height drawer unit, two single and four double base units. Laminated worktops and tiled work surrounds. The units incorporate a single drainer stainless steel sink, an integrated fridge freezer, an electric hob with an electric oven built under and an extractor fan above. One overhead unit and two single wall units. Plumbing for an



## FIRST FLOOR ACCOMMODATION

### • Landing

### • Bedroom One (14'5" x 13') (4.39m x 3.97m) Into Alcoves Maximum Size

To the front elevation. One central heating radiator.



## IMPORTANT NOTES

These particulars have been prepared in all good faith to give a fair and overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned and as to the content of these particulars and make further specific enquiries to ensure that the descriptions are likely to match any expectations they may have of the property.

We have not tested any services, appliances, facilities or equipment and nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.

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Any areas, measurements or distances referred are given as a guide only and not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries.

Where reference is made to planning permissions of potential uses such information is given by the agents in good faith. Purchasers should make their own enquiries into such matters prior to purchase.

- **Bedroom Two** (9' x 14')  
(2.75m x 4.26m) Into Alcoves  
Maximum Size

To the rear elevation. One central heating radiator.

- **Bathroom** (5'9" x 8'2")  
(1.76m x 2.49m)

Newly fitted white suite comprising a panelled bath with electric shower over, a pedestal wash hand basin and a low flush w.c. Tiled splash backs. One central heating radiator.



- **Bedroom Three** (8'7" x 10'4")  
(2.63m x 3.15m) Into Alcoves  
Maximum Size

To the rear elevation. Access to the loft. Airing cupboard containing the cistern tank.

#### OUTSIDE

- **Garage** (12'2" x 16'3")  
(3.42m x 4.96m)  
Measured externally

Double timber access doors.

- **W.C** (2'8" x 4'3")  
(0.82m x 1.3m)

Low flush w.c.

- **Gardens**

To the front of the property there is an enclosed buffer yard.

To the rear of the property there is a paved courtyard.

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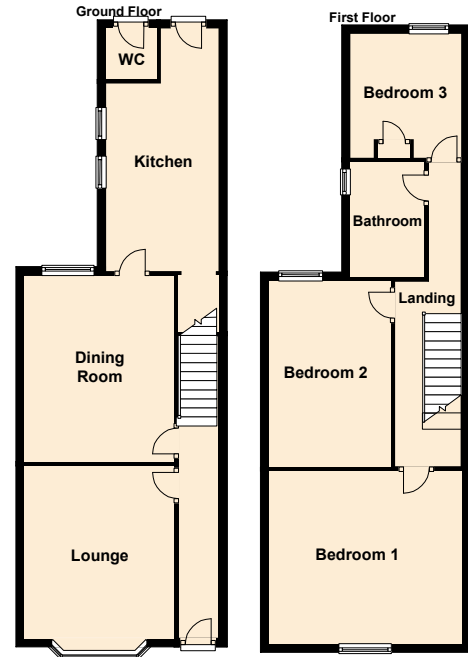
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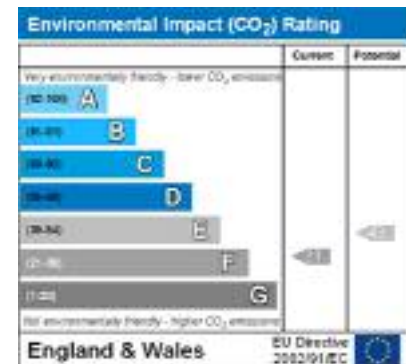
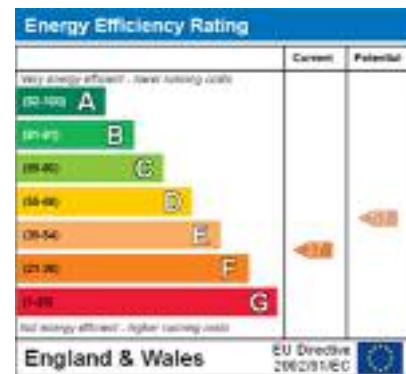
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#### FLOOR PLAN



#### ENERGY PERFORMANCE GRAPHS



**Please Note:** These graphs were produced on 16/06/08, this property has since been refurbished. We are currently awaiting updated energy performance graphs.