



5 Westfield Avenue, Eggborough, Goole, DN14 0TW

No Onward Chain | Three Bedroom | Block Paved Driveway Offering Ample Parking | Garage | Downstairs WC | Outbuilding

- Mid-Terrace Property
- Gas Central Heating
- Council Tax Band - A
- Close To All Major Networks
- Three Bedrooms
- Freehold Property
- No Onward Chain
- Garage and Ample Driveway Parking
- EPC Rating - C
- Viewing Highly Recommended

Offers Over £155,000

Welcome to Westfield Avenue, Eggborough, Goole - a charming village location that could be the perfect setting for your new home!

This delightful mid-terrace house boasts three cosy bedrooms, ideal for a growing family or those in need of extra space. The property features a spacious lounge, perfect for relaxing or entertaining guests, and a modern kitchen diner where you can whip up delicious meals.

With the convenience of a downstairs WC, this property offers practicality alongside its charm. The parking space for multiple vehicles is a rare find in such a quaint village setting, ensuring you and your guests will always have a place to park.

Situated in Eggborough, this property benefits from a peaceful atmosphere while still being within reach of local amenities. Whether you're looking for a tranquil place to call home or a welcoming community to be a part of, this house could be the perfect fit for you.

Don't miss out on this fantastic opportunity - contact Jigsaw Move today to arrange a viewing and take the first step towards making this lovely property your own. And the best part? This property comes with no onward chain, making the process even smoother for you.

EPC Rating - C
Council Tax Band - A

GROUND FLOOR ACCOMMODATION

Entrance Hall

Lounge 18'11" x 10'11" (5.76m x 3.33m)

Kitchen/Diner 15'7" x 8'7" (4.74m x 2.61m)

Rear Hallway

WC 2'11" x 8'7" (0.88m x 2.61m)

FIRST FLOOR ACCOMMODATION

Landing

Bedroom One 13'2" x 11'2" (4.01m x 3.40m)

Bedroom Two 13'2" x 8'7" (4.01m x 2.61m)

Bedroom Three 8'3" x 8'1" (2.52m x 2.46m)

Bathroom 5'5" x 5'3" (1.66m x 1.61m)

WC 2'5" x 6'2" (0.74m x 1.88m)

EXTERNAL

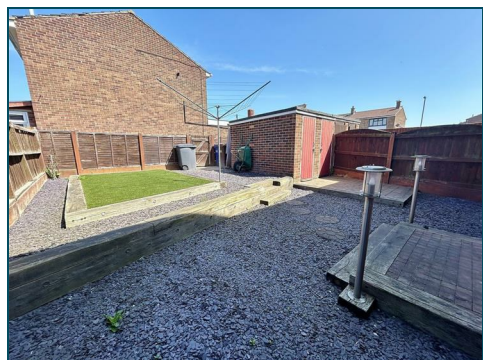
Garage

COUNCIL TAX

Please note that the council tax band for the property has either been advised by the owner or we have sought from online resources. Whilst we endeavour to ensure our details are accurate and reliable, we strongly advise to make further enquiries before continuing.

HEATING AND APPLIANCES

The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Jigsaw. The mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.



MAKING AN OFFER

In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Jigsaw Move is required to verify the status of any prospective purchaser. This includes a financial standing of that purchaser and their ability to exchange contracts. To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD stc' each prospective purchaser will be required to demonstrate to 'Jigsaw Move' that they are financially able to proceed with the purchase of the property.

MEASUREMENTS

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture.

All measurements have been taken using a laser distance metre or sonic tape measure and therefore may be subject to a small margin of error.

OPENING HOURS

Monday – Friday 9.00am to 5.00pm Saturday – 9.00am – 1.00pm

PROPERTY DETAILS

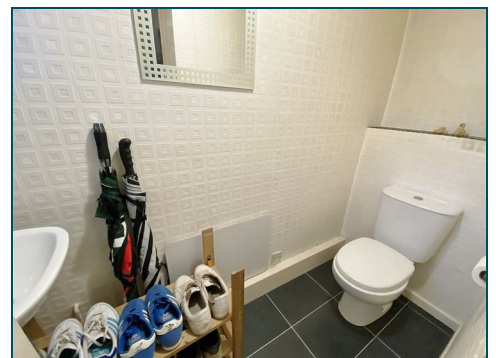
Whilst we endeavour to make our property details are accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers. Neither Jigsaw nor any of its employees or agents has any authority to make or give any representation or warranty whatsoever in relation to this property. In the area of Yorkshire and The Humber flood plains have been identified and coal mining has been carried out in the past in specific areas, therefore, we strongly advise that any prospective purchaser instructs an appropriate qualified person for the purposes of conveyancing to carry out searches on the property which include a local search with the Local Authority, a water and drainage search, an environmental search and a Chancel Repair Liability search. We also advise in certain cases other searches may be required such as a Coal Mining Search, Commons Registration Search which relates to Common Land, a Flood Search or a Planning Search. We would recommend that all the information that Jigsaw provide regarding this advertised property is verified by you or your legal representative. We do not inspect deeds and therefore any references or covenants etc need to be confirmed.

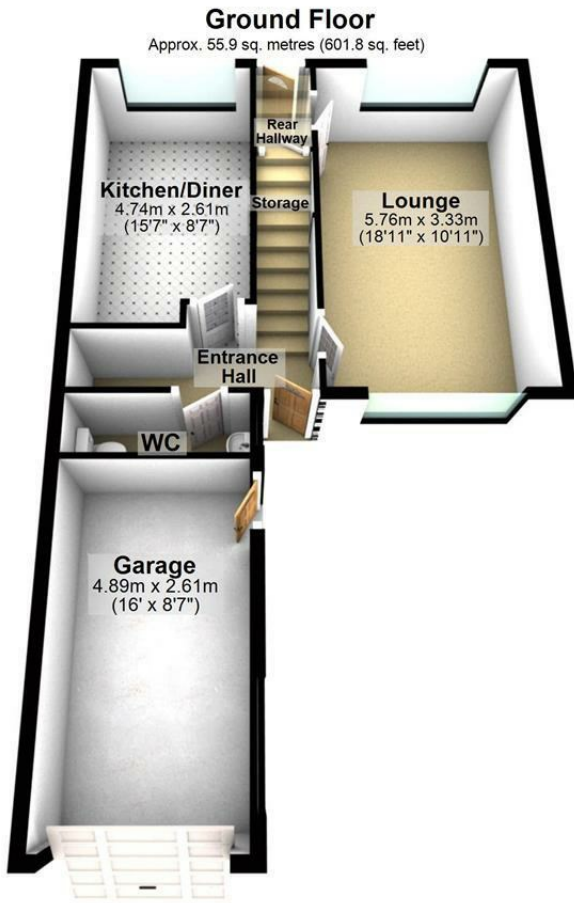
VIEWINGS

Strictly by appointment with the sole agents. If there is any point of particular importance to, that we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property. A full copy of the EPC for the property is available upon request.

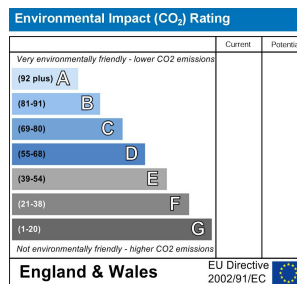
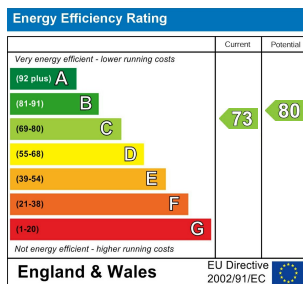
WINDOWS

Compliance with FENSA Building Regulations has not been sought by Jigsaw Move.





Total area: approx. 96.9 sq. metres (1043.4 sq. feet)



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