



25 Broompark Road, Goole, DN14 6YF

An Exciting Opportunity To Acquire A Beautifully Presented Family Home | Master Bedroom With Ensuite | Stunning Kitchen Diner With Bi Folding Doors | Neff Appliances | Lounge | Family Room | Detached Double Garage Currently A Fully Equipped Gym | Located In One Of The Town's Most Sought After Locations | Driveway Parking For Multiple Cars | Enclosed Garden with Hot Tub | Ideal For Any Growing Family

- Detached Four Bedroom Family Home
- Gas Central Heating
- Council Tax Band - D
- Master Bedroom With En-Suite
- Stunning Kitchen Diner with bi-folding doors to the rear patio
- Freehold Property
- Multiple Reception Rooms for a growing family with inter joining bi-Folding doors
- Driveway Parking For Multiple Cars & Detached Double Garage
- EPC Rating D
- Generous Garden area with hot tub and patio

Offers Over £289,000

Jigsaw Move are pleased to welcome to the market this beautifully presented four bedroom detached family home situated within the sought after location on Broompark Road in Goole.

The property briefly comprises; Entrance Hallway with herringbone flooring, Lounge with storage cupboard that could be changed to a WC, stunning kitchen Diner with Neff appliances and Bi-Folding Doors, Family/Dining Room with Bi-Folding Doors, Stairs & Landing, Master Bedroom with En-Suite Shower Room, Stairs & Landling, Three Further Bedrooms and Family Bathroom.

The property also benefits from; well maintained large enclosed rear garden with patio area and hot tub, gas central heating, uPVC double glazing, detached double garage that has been converted in to a gym but can be changed back with storage in the eaves and driveway parking for multiple cars.

The property is situated within the popular location of Goole in close proximity to the town centre making this one of the town's desirable loactions. Goole hosts a range of local amenities including a buzzing high street with; shops, doctors, opticians, beauty parlours, supermarkets and restaurants. With its close proximity to all major networks, Goole is ideal when commuting to York, Leeds and Hull.

This well presented property would make the ideal family home and we recommend an early internal inspection to appreciate what both the accommodation and location has to offer.

EPC Rating - D

Council Tax Band - D

GROUND FLOOR ACCOMMODATION

Entrance Hall

Lounge 19'4" x 10'4" (5.90m x 3.16m)

Storage

Kitchen/Diner 21'6" x 14'1" (6.55m x 4.28m)

Family Room/Dining Room 11'11" x 13'10" (3.63m x 4.22m)

Storage

FIRST FLOOR ACCOMMODATION

Landing

Bedroom One 11'9" x 11'8" (3.58m x 3.56m)

En-suite Shower Room 5'6" x 5'10" (1.68m x 1.79m)

Bedroom Two 12'7" x 9'4" (3.83m x 2.85m)

Bedroom Three 7'3" x 14'8" (2.21m x 4.48m)

Bedroom Four 8'8" x 6'0" (2.65m x 1.82m)

Bathroom 5'6" x 7'1" (1.68m x 2.17m)

EXTERNAL

Double Garage/Gym 16'10" x 16'8" (5.14m x 5.07m)



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

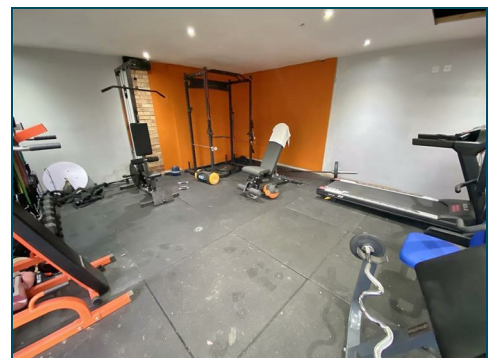
Whilst we endeavour to make our property details are accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance. These particulars are issued in 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.

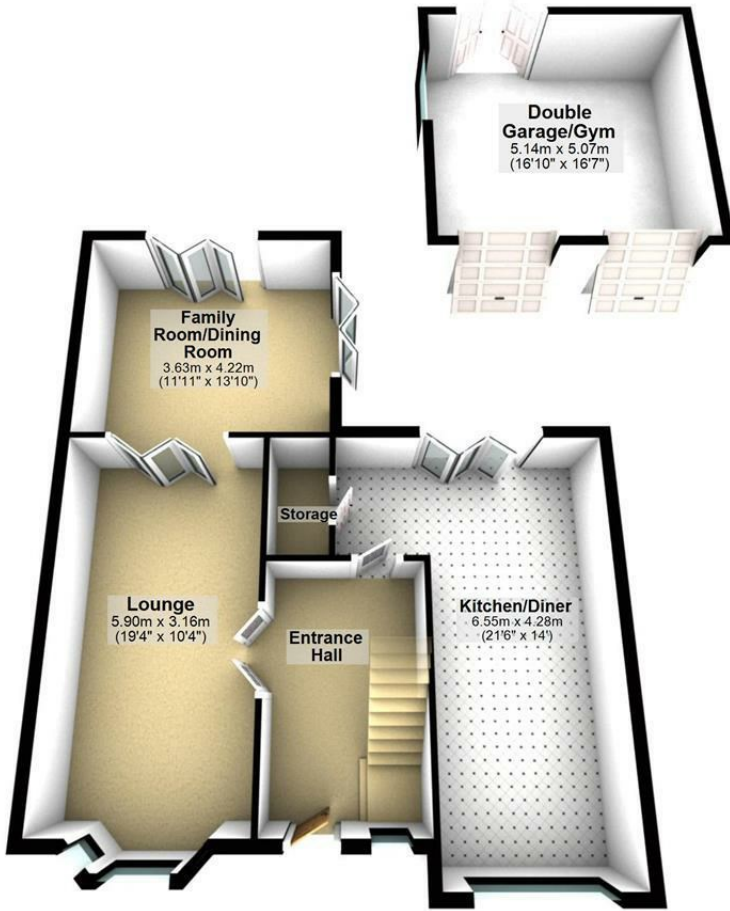
WINDOWS

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



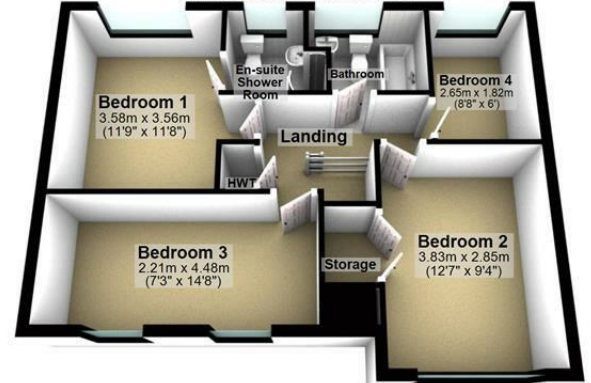
Ground Floor

Approx. 94.6 sq. metres (1018.3 sq. feet)



First Floor

Approx. 52.2 sq. metres (561.7 sq. feet)



Total area: approx. 146.8 sq. metres (1579.9 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			78
(81-91) B		65	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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