



27 Newport Street, Goole, East Riding Of Yorkshire, DN14 6TL

Three Bedroom Mid-Terrace | No Onward Chain | Close to Town Centre & Local Amenities | Lounge with Feature Log Burner | Ideal First Time Buy or Investment Opportunity.

- Mid-Terrace Over Three Floors
- Gas Central Heating
- Council Tax Band - A
- Ideal for First Time Buyers or Investors
- Three Bedrooms
- Freehold Property
- Close To Town Location
- Street Parking
- EPC - E
- No Onward Chain

Asking Price £120,000

Jigsaw Move are pleased to welcome to the market this charming mid-terrace house located on Newport Street in the town centre of Goole. This property boasts two spacious reception rooms of which the lounge presents lovely log burner, both perfect for entertaining guests or simply relaxing with your loved ones. Boasting three bedrooms of which two are doubles and a further single, there's plenty of space for the whole family to unwind and rest comfortably.

The house features a well-maintained modern bathroom, ensuring convenience and privacy for all residents. Situated in within walking distance to the town centre, this property offers access to local amenities and is also in an ideal location for commuters via trains & buses.

Whether you're looking to settle down in a welcoming community or seeking a new investment opportunity, this mid-terrace house presents endless possibilities. Don't miss out on the chance to make this house your home sweet home in the heart of Goole.

The property is situated within the popular location of Goole. Goole hosts a range of local amenities including a buzzing high street with; shops, doctors, opticians, beauty parlours, super markets and restaurants. With its close proximity to all major networks, Goole is ideal when commuting to York, Leeds and Hull.

This property is also offered with no onward chain and would make an ideal first home or family home and we highly recommend an early internal inspection to appreciate what the property accommodation and location has to offer.

EPC Rating - E
Council Tax Band - A

GROUND FLOOR ACCOMMODATION

Lounge 14'4" x 12'2" (4.37m x 3.71m)

Dining Room 13'2" x 12'2" (4.01m x 3.71m)

Bathroom 6'6" x 5'1" (1.97m x 1.54m)

Window to side, door to:

Kitchen 11'7" x 6'7" (3.53m x 2.00m)

FIRST FLOOR ACCOMMODATION

Bedroom One 11'4" x 12'1" (3.45m x 3.68m)

Landing

Window to side.

Bedroom Three 10'6" x 5'10" (3.20m x 1.78m)

SECOND FLOOR ACCOMMODATION

Bedroom Two 13'8" x 12'2" (4.16m x 3.70m)

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.

UTILITIES MATERIAL INFORMATION

Electricity supply – mains.

Water supply – mains.

Sewerage – mains.

Heating – Gas central room heating.

Broadband – FTTP (fibre to the premises)

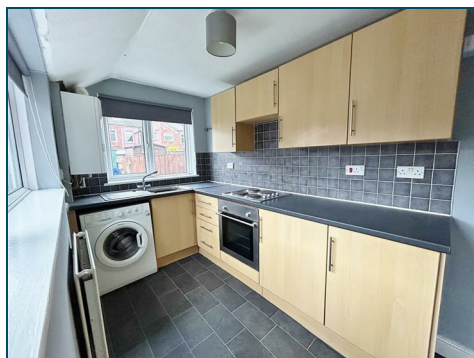
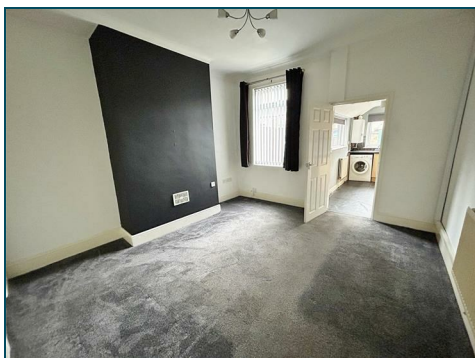
Mobile signal/coverage is good in this area

VIEWINGS

Strictly by appointment with the sole agents by contacting 01757 241123. 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.

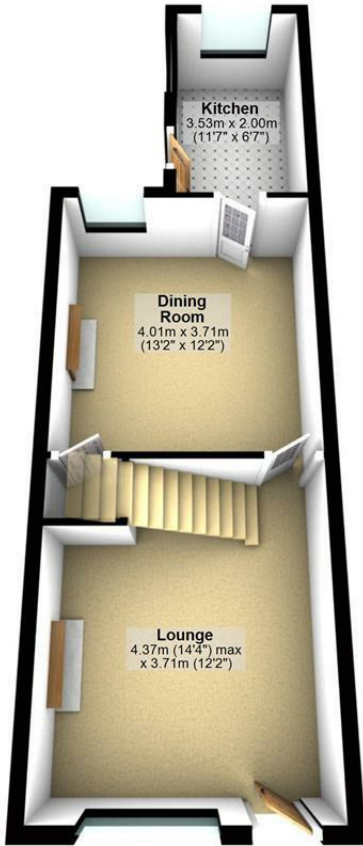
WINDOWS

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



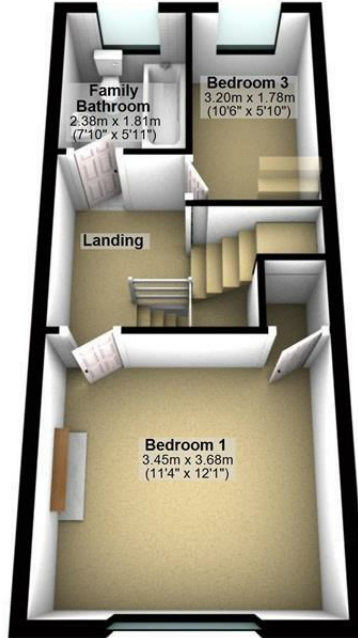
Ground Floor

Approx. 38.7 sq. metres (416.8 sq. feet)



First Floor

Approx. 31.7 sq. metres (341.5 sq. feet)

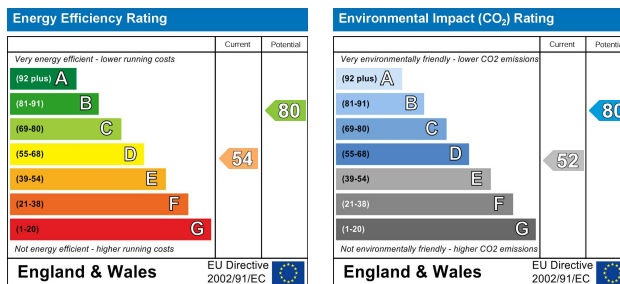


Second Floor

Approx. 15.4 sq. metres (166.0 sq. feet)



Total area: approx. 85.9 sq. metres (924.3 sq. feet)



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