



## 11 Axholme Street, Goole, Yorkshire, DN14 5JF

No Onward Chain | Three Good Sized Bedrooms | Full Of Character | Private Rear Yard | On Street Parking | River Views | Large Family Bathroom

- Good Sized Mid Terrace Property
- Three Bedrooms
- Gas Central Heating
- On Street Parking
- No Onward Chain
- EPC Rating D
- Enclosed Rear Yard
- River Views
- Council tax Band A
- Large Family Bathroom

**Offers Over £115,000**

Welcome to Axholme Street, Goole - a charming mid-terrace house that boasts a delightful blend of comfort and character. This property offers a spacious layout with one reception room, three bedrooms, and a large family bathroom, perfect for a growing family or those who love to entertain.

One of the standout features of this lovely home is the river views that can be enjoyed from the upstairs window, providing a serene and picturesque backdrop to your daily life. Imagine waking up to the tranquil sight of the river every morning!

The flying freehold over the alleyway to access the yard adds a unique touch to the property, offering a sense of exclusivity and privacy. The private rear yard is ideal for relaxing outdoors or hosting summer gatherings, while the on-street parking ensures convenience for you and your guests.

Inside, the property boasts a good-sized dining kitchen, providing the perfect space for family meals and socialising. The large family bathroom offers a luxurious retreat where you can unwind and rejuvenate after a long day.

Don't miss out on the opportunity to make this charming house your new home. With its desirable location, river views, and inviting living spaces, this property on Axholme Street is sure to capture your heart which is offered with no onward chain. Contact us today to arrange a viewing and experience the warmth and comfort this home has to offer.

EPC Rating D

Council Tax Band A

## GROUND FLOOR ACCOMMODATION

### Entrance Hall

Lounge 9'10" x 13'11" (3.00m x 4.25m)

Kitchen/Dining Room 9'11" x 14'5" (3.01m x 4.40m)

## FIRST FLOOR ACCOMMODATION

### Landing

Bedroom One 10'0" x 10'8" (3.04m x 3.24m)

Bedroom Two 9'11" x 10'8" (3.01m x 3.24m)

Bedroom Three 6'9" x 10'7" (2.06m x 3.23m)

Family Bathroom 13'1" x 7'8" (3.98m x 2.34m)

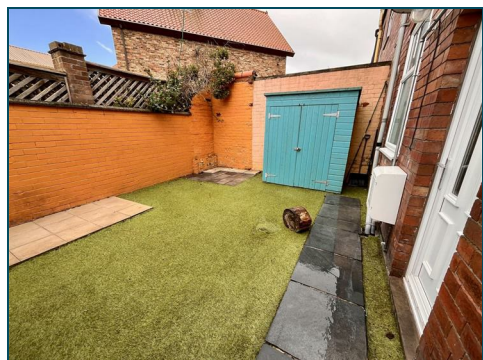
## EXTERNAL

### 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.

## 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 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.

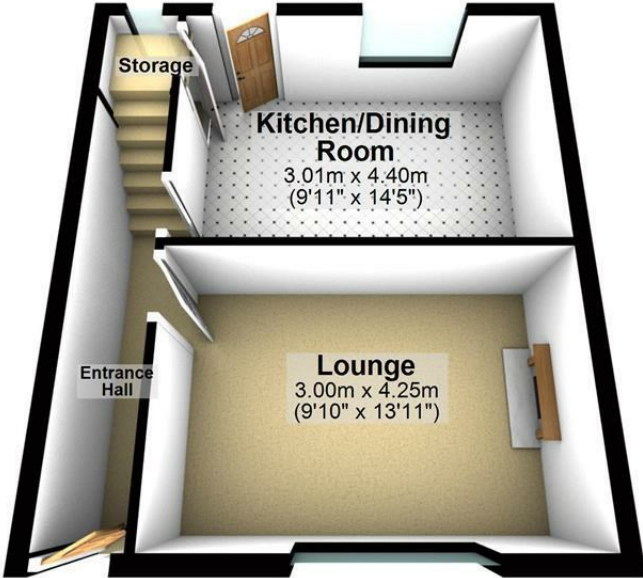
## WINDOWS

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



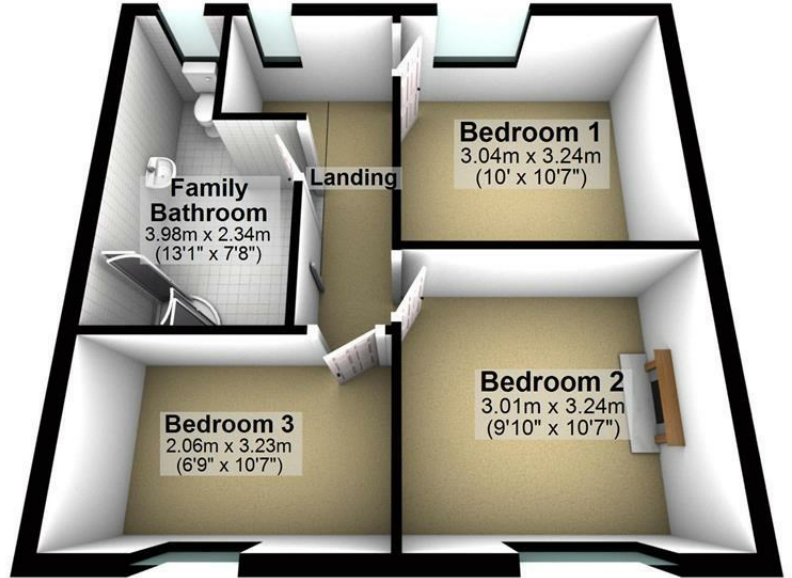
## Ground Floor

Approx. 32.5 sq. metres (349.4 sq. feet)

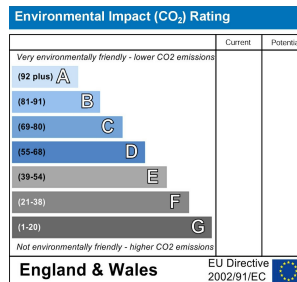
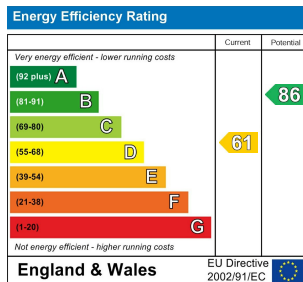


## First Floor

Approx. 41.0 sq. metres (441.0 sq. feet)



Total area: approx. 73.4 sq. metres (790.5 sq. feet)



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