



## 32 Byron Street, Goole, DN14 6EJ

Two Double Bedrooms | Mid-Terrace Property | Close To Town Centre | No Onward Chain | On Street Parking | Multiple Reception Rooms

- Mid-Terrace Property
- Gas Central Heating
- Council Tax Band - A
- Multiple Reception Rooms
- Two Double Bedrooms
- Freehold Property
- No Onward Chain
- On Street Parking
- EPC Rating - D
- Viewing Highly Recommended

**£82,500**

Jigsaw Move are pleased to welcome to the market this two bedroom terrace property situated within the popular location of Goole.

The property briefly comprises; Lounge, Kitchen, Dining Room, Stairs & Landing, Two Double Bedrooms and Family Bathroom.

The property also benefits from; enclosed rear garden, gas central heating, uPVC double glazing and on street parking.

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 could make a great investment opportunity. The current rental market value would be £600-£650pcm if restored to neutral decor and this would make an ideal investment with a yield of 8.4 to 9.1%.

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 - D

Council Tax Band - A

## **GROUND FLOOR ACCOMMODATION**

**Lounge 9'11" x 12'2" (3.01m x 3.70m)**

**Hall**

**Understairs Storage**

**Dining Room 10'11" x 12'2" (3.32m x 3.70m)**

**Kitchen 15'0" x 5'11" (4.58m x 1.80m)**

## **FIRST FLOOR ACCOMMODATION**

**Landing**

**Bedroom One 10'0" x 12'2" (3.05m x 3.71m)**

**Bedroom Two 10'11" x 9'3" (3.33m x 2.83m)**

**Storage**

**Bathroom 8'2" x 5'11" (2.50m x 1.80m)**

## **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.

### **GUIDE PRICE AND RESERVE PRICE**

Each property sold is subject to a Reserve Price. The Reserve Price will be within + or - 10% of the Guide Price. The Guide Price is issued solely as a guide so that a buyer can consider whether or not to pursue their interest. A full definition can be found within the Buyers Terms.



## 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

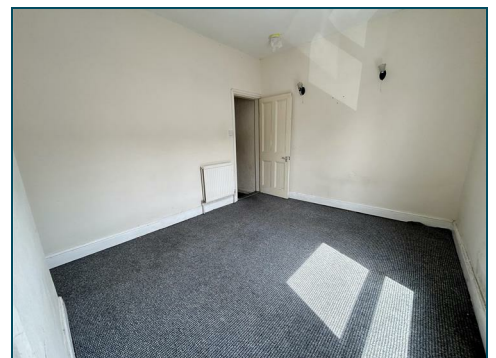
Whilst we endeavour to make our property details are accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance. These particulars are issued in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



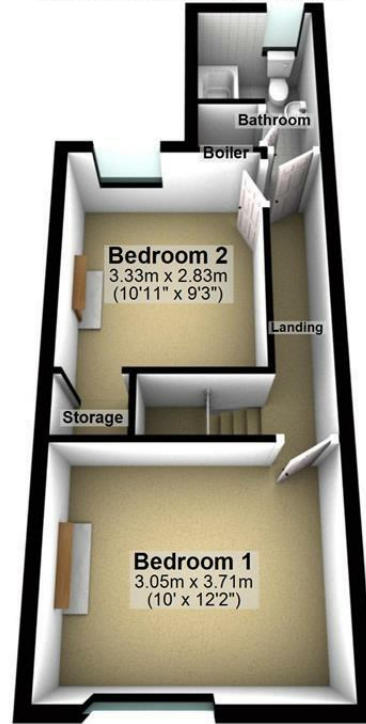
### Ground Floor

Approx. 35.5 sq. metres (382.6 sq. feet)

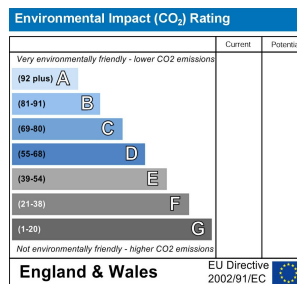
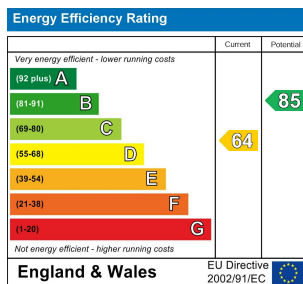


### First Floor

Approx. 32.1 sq. metres (345.9 sq. feet)



Total area: approx. 67.7 sq. metres (728.5 sq. feet)



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