



79 Swinefleet Road, Goole, DN14 5UN

Well Presented Terrace Property | Two Double Bedrooms | Bathroom With Triple Shower & Bath | Ideal For First Time Buyers | Close To Town Location

- Well Presented Terrace Property
- Gas Central Heating
- Council Tax Band - A
- Bathroom with Bath & Triple Shower
- Two Double Bedrooms
- Freehold Property
- Multiple Reception Rooms
- Off Street Parking Accessible
- EPC Rating - TBC
- Large Kitchen Diner

Asking Price £149,000

Jigsaw Move are pleased to present this well-presented house nestled on Swinefleet Road in the charming town of Goole, this property offers an excellent opportunity for first-time buyers seeking a comfortable and inviting home. The property features two spacious double bedrooms, providing ample space for relaxation and rest.

Upon entering, you will find a welcoming reception room that sets the tone for the rest of the home. The layout is thoughtfully designed, with multiple reception rooms that can be adapted to suit your lifestyle, whether you prefer a cosy sitting area or a vibrant space for entertaining guests.

The bathroom is a standout feature, boasting both a luxurious triple shower and a bath, perfect for unwinding after a long day. This combination of modern amenities and classic comfort makes the property a delightful retreat.

Additionally, the house includes accessible parking for one vehicle or on street parking, ensuring convenience for you and your guests. With its appealing features and prime location, this property is not just a house; it is a place where you can create lasting memories.

Old Goole is less than a mile from Goole which 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.

Also the property was granted planning permission in 2010 to be converted in to 2 two bedroom flat but the planning lapsed in 2014.

If you are looking for a home that combines style, comfort, and practicality, this property on Swinefleet Road is certainly worth considering. Don't miss the chance to make it your own.

GROUND FLOOR ACCOMMODATION

Reception Room 12'2" x 16'6" (3.70m x 5.03m)

Lounge 12'9" x 16'7" (3.88m x 5.05m)

Kitchen/Dining Room 31'9" x 10'9" (9.68m x 3.27m)

FIRST FLOOR ACCOMMODATION

Landing

Bedroom One 12'10" x 16'4" (3.90m x 4.98m)

Bedroom Two 15'3" x 10'11" (4.64m x 3.34m)

Family Bathroom 13'1" x 11'0" (3.99m x 3.35m)

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.

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.





Total area: approx. 122.9 sq. metres (1322.4 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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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