



36 Heber Street, Goole, DN14 5RU

End Terrace with Two Double Bedrooms | Stylish & Modern Throughout | Two Reception Rooms | Enclosed Rear Yard for Low Maintenance | Close To Goole Town Centre for Local Amenities | Viewing is Essential!

- Stylish End Terrace Property
- Gas Central Heating
- Council Tax Band - A
- Two Good Sized Reception Rooms
- Two Double Bedrooms
- Freehold Property
- Ideal For First Time Buyers
- On Street Parking to Both Sides
- EPC Rating - D
- Close To Town Centre

Asking Price £90,000

Jigsaw Move are pleased to welcome to the market a lovely property situated on Heber Street in the charming town of Goole. This delightful end terrace house offers a perfect blend of modern living and classic character. Built in 1905, the property has been thoughtfully updated to provide a contemporary feel while retaining its original charm. Spanning an impressive 904 square feet, this home features two spacious double bedrooms, making it ideal for couples, small families, or those seeking a comfortable space to call their own.

Upon entering, you are greeted by two inviting reception rooms that provide ample space for relaxation and entertaining. The modern decor throughout the property creates a warm and welcoming atmosphere, ensuring that you feel at home from the moment you step inside. The well-appointed and stylish bathroom adds to the convenience of this lovely residence.

Situated close to the town centre, you will find yourself within easy reach of local amenities, shops, and transport links, making daily life a breeze. Additionally, the property benefits from double sided street parking outside, providing a practical solution for those with vehicles.

This end terrace house on Heber Street is a wonderful opportunity for anyone looking to settle in a vibrant community while enjoying the comforts of a modern home. With its appealing features, it is sure to attract interest from prospective buyers. Do not miss the chance to make this charming property your own.

GROUND FLOOR ACCOMMODATION

Dining Room 10'10" x 11'5" (3.30m x 3.48m)

Lounge 14'8" x 11'5" (4.47m x 3.48m)

Kitchen 10'11" x 6'3" (3.34m x 1.91m)

Rear Porch 2'5" x 4'4" (0.74m x 1.32m)

FIRST FLOOR ACCOMMODATION

Landing 14'9" x 6'7" (4.50m x 2.00m)

Bedroom One 10'11" x 11'5" (3.32m x 3.47m)

Bedroom Two 11'11" x 8'6" (3.64m x 2.59m)

Bathroom 10'11" x 6'3" (3.32m x 1.91m)

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

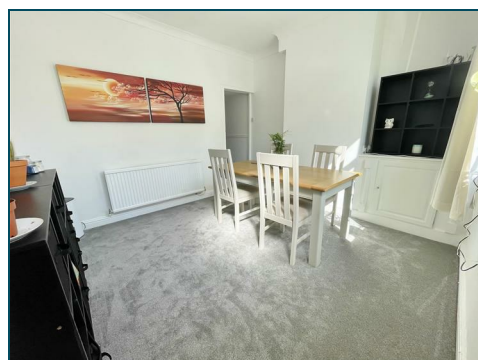
Whilst we endeavour to make our property details are accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance. These particulars are issued in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

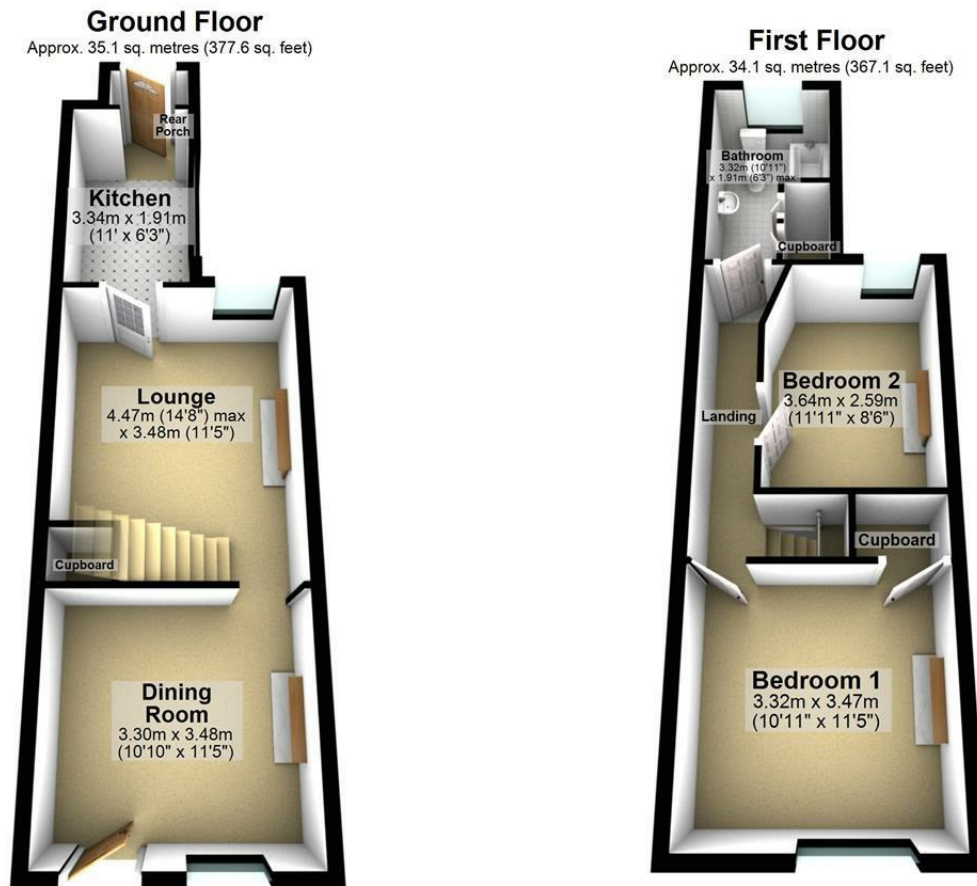
VIEWINGS

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.

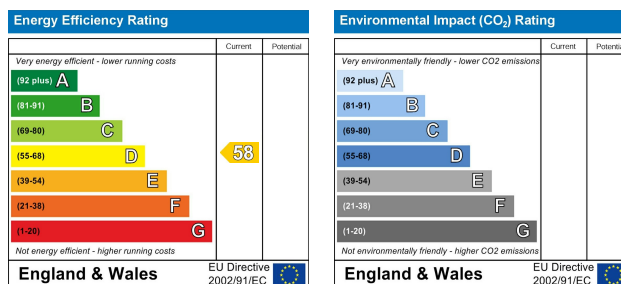
WINDOWS

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





Total area: approx. 69.2 sq. metres (744.7 sq. feet)



11 Finkle Street, Selby, North Yorkshire, YO8 4DT

info@jigsawmove.co.uk | www.jigsawmove.co.uk | info@jigsawletting.co.uk | www.jigsawletting.co.uk

 Jigsaw Move : 08975826 VAT: 215610542 | Jigsaw Letting : 07385709 VAT: 847215227

