



26 Ella Drive, Goole, DN14 6ER

Modern Semi-Detached Property | Two Double Bedrooms | Driveway Parking | South Facing Rear Garden | WC | Ideal Family Home | Close To M62 | Viewing Highly Recommended

- Modern Semi-Detached Property
- Gas Central Heating
- Council Tax Band - B
- Close Link To The Motorway
- Two Double Bedrooms
- Freehold Property
- South Facing Rear Garden
- Double Driveway
- EPC Rating - B
- Ideal For First Time Buyers

£175,000

Jigsaw Move are pleased to welcome you to this charming semi-detached house located on Ella Drive in Goole. This delightful new build, completed in 2021, offers a modern living experience with the added peace of mind of an in-date NHBC warranty. Spanning 618 square feet, the property features a well-designed layout that maximises space and comfort.

Upon entering, you are greeted by a welcoming entrance hallway that leads into a spacious lounge, perfect for relaxation or entertaining guests. The lounge flows seamlessly into a contemporary kitchen, which is equipped with patio doors that open up to the rear garden. This creates a lovely connection between indoor and outdoor living, allowing natural light to flood the space.

The property boasts two generously sized double bedrooms, providing ample room for rest and personal space. Additionally, there are a modern family bathroom and a convenient downstairs WC, making it ideal for families or guests.

The south facing rear garden is a true highlight, featuring a well-maintained lawn and a patio area, perfect for enjoying sunny days or hosting barbecues. The property also offers parking for two vehicles, ensuring convenience for you and your visitors.

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 semi-detached house on Ella Drive is an excellent opportunity for those seeking a modern home in a friendly neighbourhood. With its thoughtful design and desirable features, it is sure to appeal to a variety of buyers. Do not miss the chance to make this lovely property your new home.

GROUND FLOOR ACCOMMODATION

Entrance Hall

Lounge 11'11" x 12'0" (3.63m x 3.67m)

Kitchen 9'4" x 12'0" (2.85m x 3.67m)

WC 5'11" x 3'1" (1.81m x 0.93m)

FIRST FLOOR ACCOMMODATION

Landing

Bedroom One 10'4" x 12'0" (3.15m x 3.65m)

Bedroom Two 10'9" x 8'9" (3.28m x 2.66m)

Bathroom 5'9" x 6'3" (1.74m x 1.91m)

EXTERNAL

ANTI-MONEY LAUNDERING (AML) CHECKS

In line with AML regulations, we use Thirdfort to complete ID verification checks for all buyers. A fee is associated with this service.

For further information, please contact our branch:

01757 241123

info@jigsawmove.co.uk

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

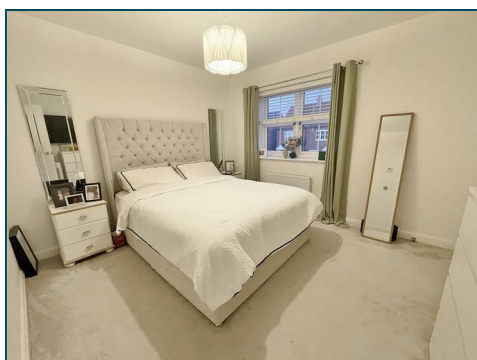
Whilst we endeavour to make our property details are accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance. These particulars are issued in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

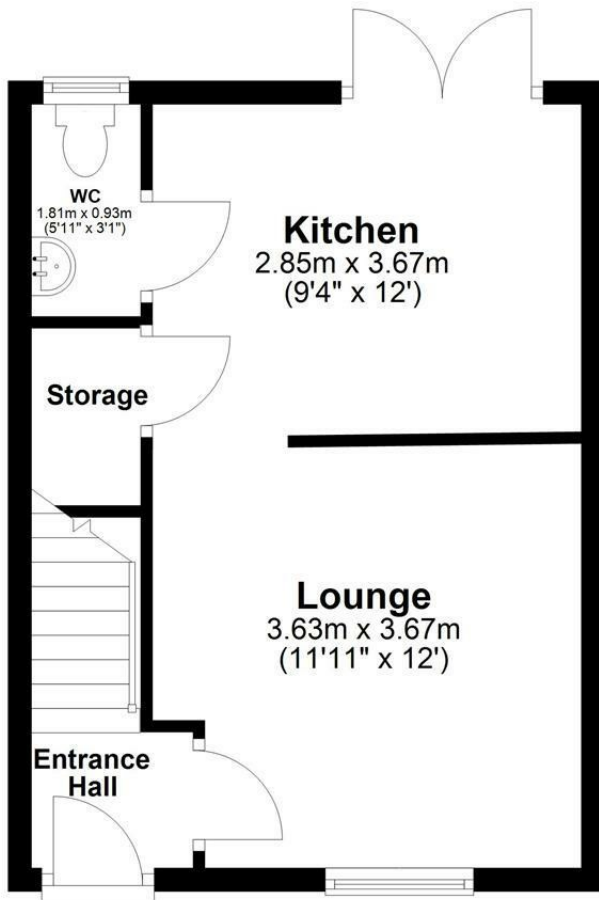
WINDOWS

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



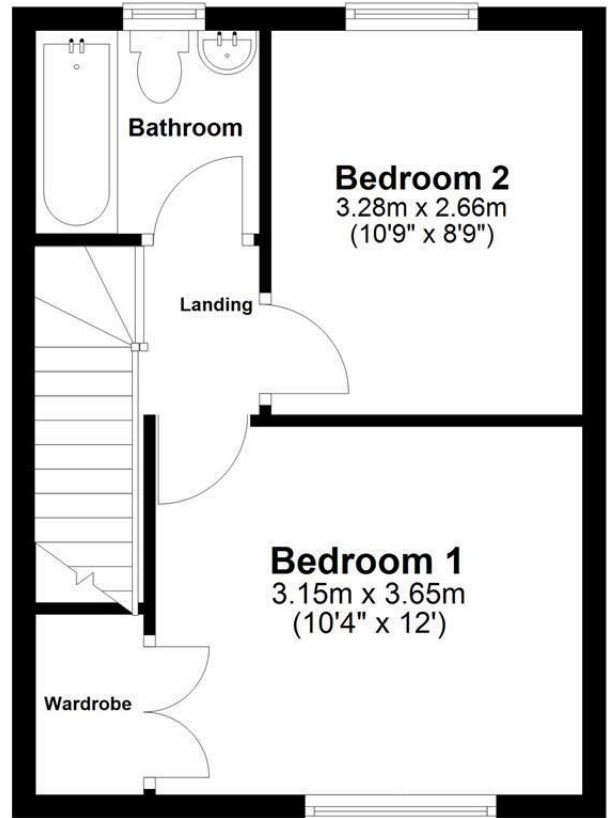
Ground Floor

Approx. 26.9 sq. metres (289.5 sq. feet)



First Floor

Approx. 30.5 sq. metres (328.5 sq. feet)



Total area: approx. 57.4 sq. metres (618.0 sq. feet)

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	98
(81-91) B	83
(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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