



## 8 Heber Street, Goole, DN14 5RU

Terraced Property | Two Bedrooms | No Onward Chain | On Street Parking | Multiple Reception Rooms | Ideal For First Time Buyers | Popular Location

- Terraced Property
- Gas Central Heating
- Council Tax Band - A
- Popular Location
- Two Double Bedrooms
- Freehold Property
- No Onward Chain
- On Street Parking
- EPC Rating - D
- Ideal For First Time Buyers

**Asking Price £89,900**



Jigsaw Move are pleased to present this delightful terraced house nestled on Heber Street in the charming town of Goole. The property presents an excellent opportunity for first-time buyers seeking a comfortable and inviting home. Spanning an impressive 752.7 square feet, the property boasts two spacious double bedrooms, ensuring ample room for relaxation and rest.

Upon entering, you are welcomed by two inviting reception rooms that provide ample space for relaxation and entertaining. The layout is thoughtfully designed to maximise both light and functionality, ensuring a warm and welcoming atmosphere throughout.

The property features two spacious double bedrooms, making it an ideal choice for couples, small families, or those seeking a comfortable home office space. The property boasts two well-appointed bathrooms, adding to the convenience of daily living.

One of the standout features of this home is the absence of an onward chain, allowing for a smooth and hassle-free purchase process. On-street parking is readily available, making it easy for residents and guests alike. Additionally, the yard area offers a private outdoor space, perfect for enjoying a morning coffee or hosting summer barbecues.

This charming home is not only practical but also perfectly positioned to enjoy the local amenities and community spirit that Goole has to offer. With its appealing layout and prime location, this property is a wonderful choice for those looking to embark on their homeownership journey. Don't miss the chance to make this lovely house your new home.

## **GROUND FLOOR ACCOMMODATION**

**Lounge 10'11" x 11'5" (3.32m x 3.47m)**

**Dining Room 14'10" x 11'5" (4.52m x 3.47m)**

**Kitchen 10'10" x 6'3" (3.29m x 1.91m)**

**Hallway**

**Wet Room 7'1" x 5'5" (2.16m x 1.65m)**

## **FIRST FLOOR ACCOMMODATION**

**Landing**

**Bedroom One 10'11" x 11'2" (3.33m x 3.41m)**

**Bedroom Two 9'7" x 8'11" (2.91m x 2.72m)**

**Bathroom 10'11" x 6'1" (3.33m x 1.86m)**

## **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

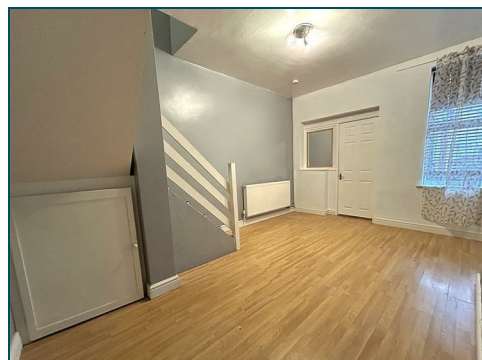
[info@jigsawmove.co.uk](mailto:info@jigsawmove.co.uk)

### **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.

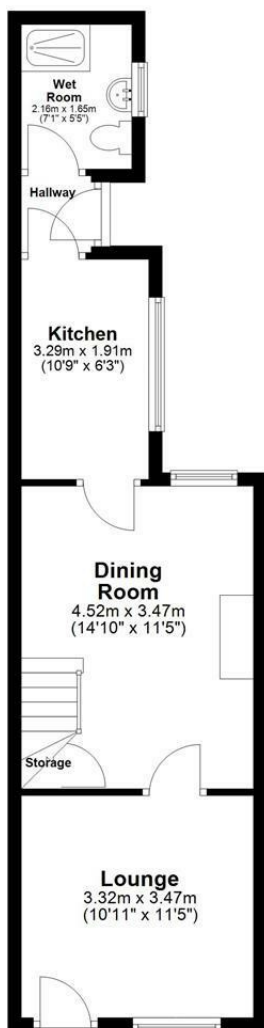
## WINDOWS

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



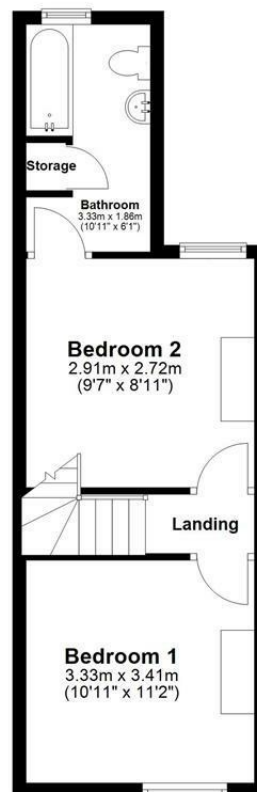
## Ground Floor

Approx. 39.0 sq. metres (419.6 sq. feet)



## First Floor

Approx. 30.9 sq. metres (333.1 sq. feet)



Total area: approx. 69.9 sq. metres (752.7 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			
		65	80
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



**safeagent**

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

