



## 1 Thistle Close, Goole, DN14 6DE

Stunning Modern Coach House | No Onward Chain | Two Bedrooms | Garden | Garage & Driveway Parking | Beal Homes New Build Estate | NHBC | Viewing Is A Must

- Modern & Stunning Coachhouse
- Gas Central Heating
- Council Tax Band - A
- Ideal First Home
- Two Bedrooms
- Freehold Property
- No Onward Chain
- Garage With Driveway Parking
- EPC Rating - B
- Low Maintenance Garden

**Offers Over £160,000**

Jigsaw Move are pleased to welcome to the market Thistle Close, Goole - a stunning and cosy two-bedroom coach house nestled within the sought-after new build Greenways Development by Beal Homes. This delightful new build property boasts a modern design and offers a comfortable living space spanning 807 sq ft and a garden.

This property is offered with no onward chain, making the buying process smooth and hassle-free.

Upon entering, you are presented by a welcoming Entrance Hallway leading to the bright and airy reception room boasting an open plan modern lounge/kitchen, perfect for relaxing or entertaining guests. The property features two lovely bedrooms, ideal for a small family or those looking for a guest room or home office.

The coach house also includes a sleek bathroom, adding a touch of luxury to everyday living. Built in 2021, this property exudes contemporary style and offers a hassle-free modern lifestyle.

One of the standout features of this home is the convenience of parking with a driveway to the front and a garage, ensuring you never have to worry about finding a parking spot after a long day. Whether you're a first-time buyer, downsizer, or investor, this property ticks all the boxes for comfortable living in a desirable location.

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.

Don't miss out on the opportunity to make this charming coach house your new home. Contact Jigsaw Move today to arrange a viewing and take the first step towards owning a piece of this vibrant community in Goole.

EPC Rating - B  
Council Tax Band - A

**GROUND FLOOR ACCOMMODATION**

**Entrance Hall**

**Garage 18'9" x 10'6" (5.71m x 3.19m)**

**Storage**

**FIRST FLOOR ACCOMMODATION**

**Landing**

**Open Plan Living Kitchen Dining 18'7" x 19'11" (5.67m x 6.07m)**

Window to front, double door, door to:

**Bedroom 1 9'9" x 13'4" (2.98m x 4.06m)**

**Bedroom 2 8'6" x 10'4" (2.59m x 3.15m)**

**Bathroom 5'7" x 6'6" (1.70m x 1.97m)**

**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

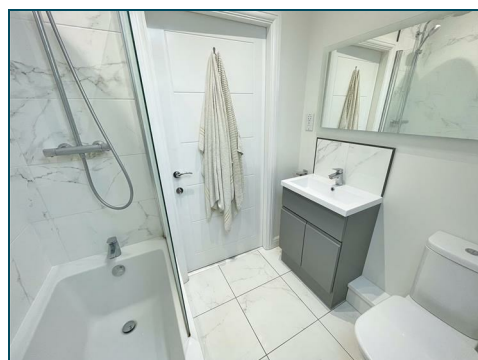
Whilst we endeavour to make our property details are accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance. These particulars are issued in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

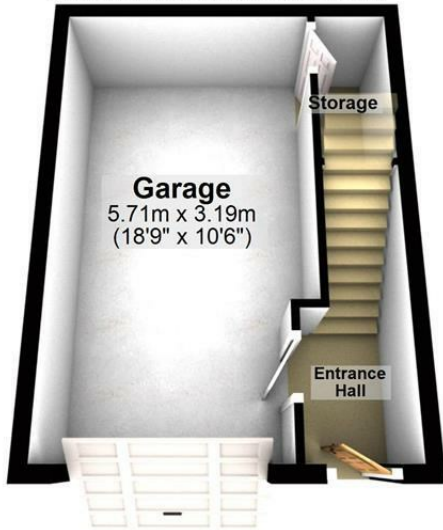
## WINDOWS

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



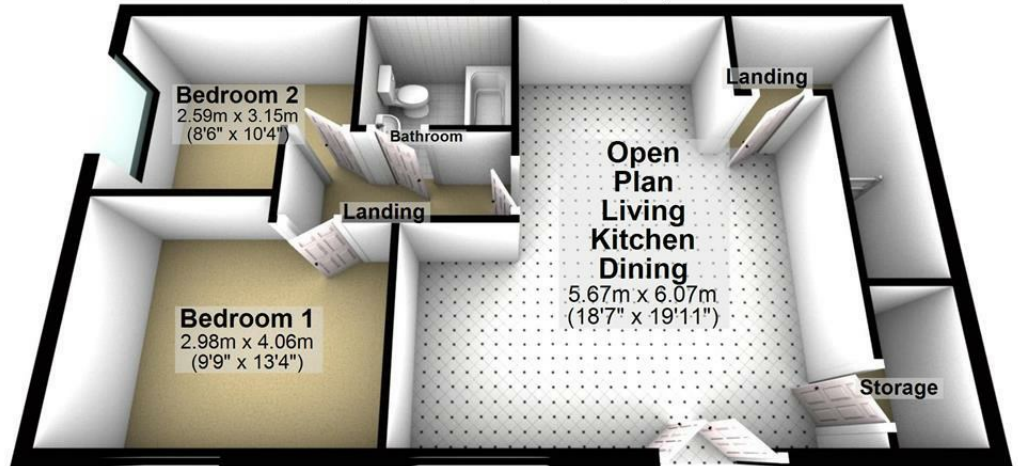
## Ground Floor

Approx. 24.4 sq. metres (262.5 sq. feet)



## First Floor

Approx. 59.4 sq. metres (639.0 sq. feet)



Total area: approx. 83.7 sq. metres (901.5 sq. feet)

| Energy Efficiency Rating                    |           |           |
|---------------------------------------------|-----------|-----------|
|                                             | Current   | Potential |
| Very energy efficient - lower running costs |           |           |
| (92 plus) <b>A</b>                          | <b>83</b> | <b>97</b> |
| (81-91) <b>B</b>                            |           |           |
| (69-80) <b>C</b>                            |           |           |
| (55-68) <b>D</b>                            |           |           |
| (39-54) <b>E</b>                            |           |           |
| (21-38) <b>F</b>                            |           |           |
| (1-20) <b>G</b>                             |           |           |
| Not energy efficient - higher running costs |           |           |
| 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) <b>A</b>                                              |         |                            |
| (81-91) <b>B</b>                                                |         |                            |
| (69-80) <b>C</b>                                                |         |                            |
| (55-68) <b>D</b>                                                |         |                            |
| (39-54) <b>E</b>                                                |         |                            |
| (21-38) <b>F</b>                                                |         |                            |
| (1-20) <b>G</b>                                                 |         |                            |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |                            |
| England & Wales                                                 |         | EU Directive<br>2002/91/EC |



**safeagent**  
 11 Finkle Street, Selby, North Yorkshire, YO8 4DT  
[info@jigsawmove.co.uk](mailto:info@jigsawmove.co.uk) | [www.jigsawmove.co.uk](http://www.jigsawmove.co.uk) | [info@jigsawletting.co.uk](mailto:info@jigsawletting.co.uk) | [www.jigsawletting.co.uk](http://www.jigsawletting.co.uk)  
 Jigsaw Move : 08975826 VAT: 215610542 | Jigsaw Letting : 07385709 VAT: 847215227

