

linkagency



19, Broadway, Goole, DN14 5HR  
£124,995



- Three bedroom terraced
- newly fitted carpets
- Spacious kitchen diner

- Two reception rooms
- Garage to the rear
- No onward chain



# Description

Welcome to this three bedroom terraced house located in Broadway, Goole. This property boasts two reception rooms, with three double bedrooms, and an extra room that could be a study / office or walk in wardrobe which has its own W.C

The spacious kitchen diner has plenty of cupboard space and a built in cooker, with additional space at the rear for a dining area.

The rear has a spacious enclosed fenced yard with a garage which provides convenient storage which is accessed via the back lane.

With no onward chain, this property is ready to move into.



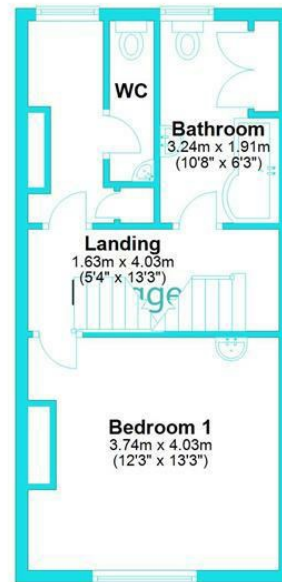
### Ground Floor

Approx. 52.5 sq. metres (565.5 sq. feet)



### First Floor

Approx. 35.5 sq. metres (382.4 sq. feet)



### Second Floor

Approx. 33.0 sq. metres (355.6 sq. feet)





Total area: approx. 121.1 sq. metres (1303.4 sq. feet)

This image is the property of Matrix consultancy (UK) Limited T/A Link Agency  
Plan produced using PlanUp.

**Council Tax Band:**

**Tenure: Freehold**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			77
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		54	
(21-38) F			
(1-20) G			
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) 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	



**Viewing**

Please contact our office on 01405 768401 to arrange an appointment.

or email: [enquiries@linkagency.co.uk](mailto:enquiries@linkagency.co.uk)

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The Particulars are set out as a general outline only for the guidance of intended purchasers, and do not constitute any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.