

linkagency



**168, Boothferry Road, Goole, DN14 6AH**  
**£485 PCM**

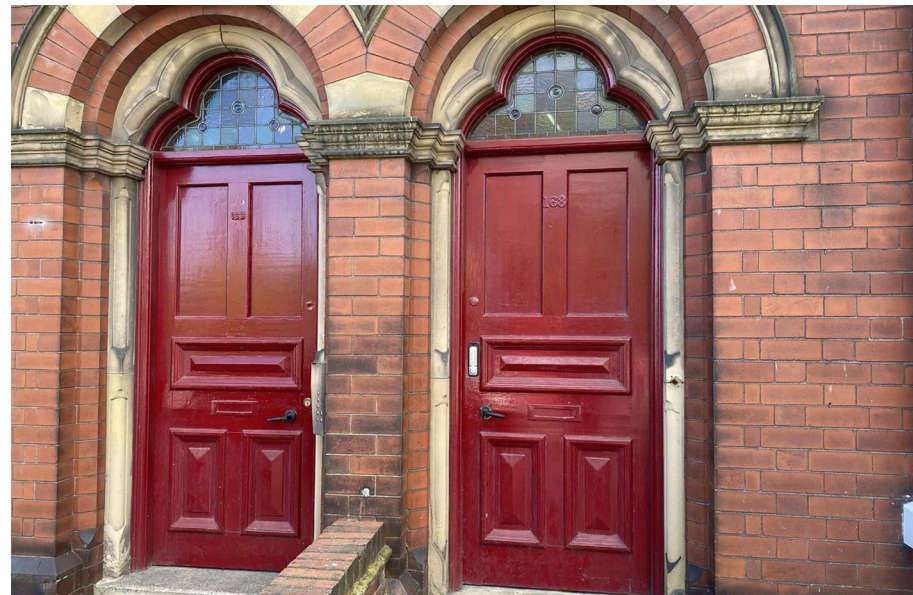




- New kitchen and bathroom
- Ground floor
- Great transport links

- New carpets and décor throughout
- Close to all amenities





# Description

This newly refurbished ground floor studio flat would make the ideal home for a single professional. The property benefits from a brand new kitchen and bathroom, and has new flooring laid throughout. All amenities are on your doorstep, with various supermarkets and eateries, plus the Goole train station, within short walking distance. The M62 can be reached within five minutes.

The property briefly comprises; entrance with side storage cupboard, main living space, hall through to superb new kitchen with integrated oven, induction hob and extractor hood, space for washing machine and fridge freezer. New bathroom with shower enclosure, WC and wash basin.


Access to a communal yard at the rear of the building through a door in the kitchen. On-street parking is available nearby.


A holding deposit of £111.00 is payable on application.



**Council Tax Band: A**

**Tenure:**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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 energy efficient - higher running costs		
	69	75
<b>England &amp; Wales</b>	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		
<b>England &amp; Wales</b>	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)

Link Agency, 93 Pasture Road, Goole, East Yorkshire, DN14 6BP, 01405 768401

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.