

# linkagency



22, Ella Drive, Goole, DN14 6ER  
£275,000





- Well designed property built very recently
- Utility room which has been added by the owners using part of the garage space
- Located on the Beal development with easy access to the M62 at J36
- No onward chain
- Stylish decor throughout with exceptional presentation
- Remaining NHBC guarantee
- Very good energy efficiency rating, highly economical property





# Description

This superbly presented three-bedroom detached house offers a perfect blend of modern living and convenience. Built in 2021, the property spans an impressive 1,201 square feet, providing ample space for families or those seeking a comfortable home.

Upon entering, you are greeted by a welcoming reception room that flows seamlessly into a modern fitted kitchen, ideal for both cooking and entertaining. The addition of a utility room added by the seller enhances practicality. The property has two modern bathrooms and three ample size bedrooms.

The exterior of the house is impressive, featuring a beautifully paved front area that allows for parking of two vehicles, along with a garage for storage or vehicle space. The rear garden, laid to lawn, offers a tranquil outdoor retreat, perfect for relaxation or family gatherings.

Situated in a sought-after location, this property benefits from easy access to the M62 motorway and is just a short distance from Goole town centre, where a variety of shops, restaurants, and amenities await.



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Approximate Gross Internal Floor Area = 111.5 sq m / 1201 sq ft

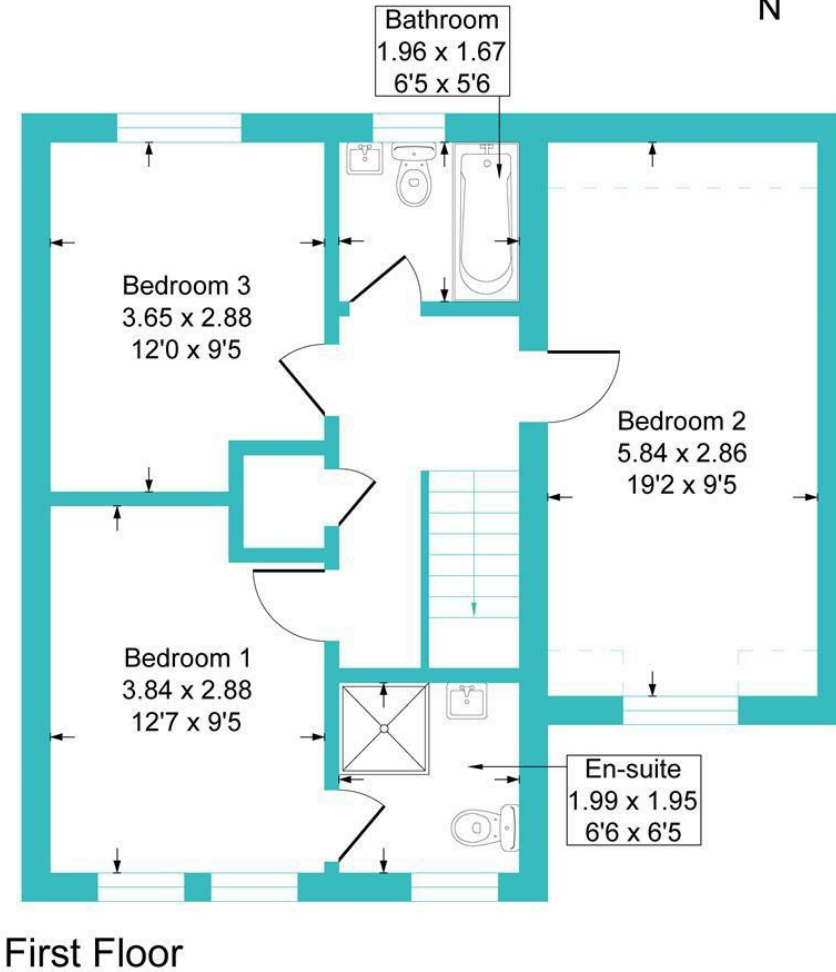
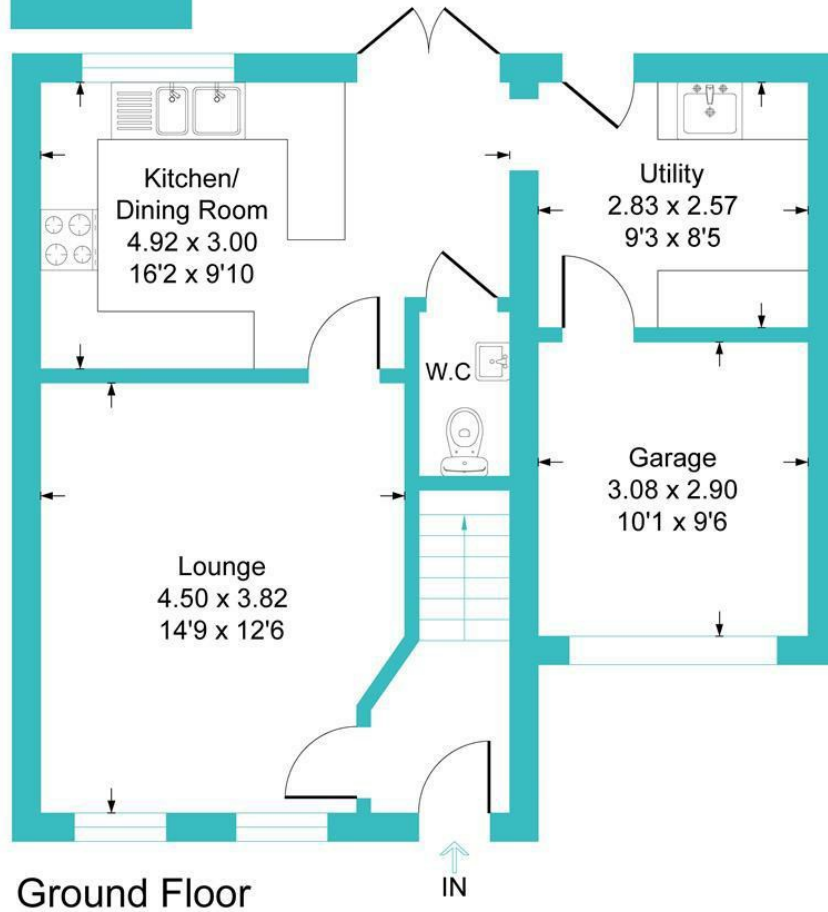




Illustration for identification purposes only, measurements are approximate, not to scale.

Council Tax Band: C

Tenure: Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	83	94
(81-91) B		
(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 <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)

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 conduct. 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.