

linkagency



Fourth Avenue, Goole, East Yorkshire, DN14 6JE

£695 PCM



15 Fourth Avenue

DN14 6JE, Goole

- Spacious accommodation
- Neutral throughout
- Close to all amenities
- Pantry
- Available immediately

This freshly decorated two bedroom terrace offers spacious accommodation for a professional couple or small family who wish to be in the heart of Goole town centre. The property is within walking distance of local schools, shops and Goole train station.

This home briefly comprises;

Entrance hall with access to a good size front lounge with bay window, dining room with under stairs storage, kitchen with integrated oven, gas hob and extractor hood, pantry to the rear. Upstairs there are two double bedrooms and separate hallway leading to a convenient additional room, which could be used as a dressing room, then a family bathroom with bath, WC and wash basin.

Enclosed yard to the rear.

On-street parking is available on Fourth Avenue and nearby streets.


A holding deposit of £160.00 is payable on application.



Location and EPC Graph



Energy Efficiency Rating

| | Current | Potential |
|---------------------------------------------|---------------------------------------------------------------------------------------------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 88 |
| (69-80) C | 70 | |
| (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  | |



Extra Info

Council tax band: A

To arrange a viewing please register your interest on our website via the tenancy application.

For additional information please contact our office on 01405 768401 or email: enquiries@linkagency.co.uk



Floorplan

Ground Floor
Approx. 39.9 sq. metres (429.6 sq. feet)



First Floor
Approx. 39.7 sq. metres (427.2 sq. feet)



Total area: approx. 79.6 sq. metres (856.9 sq. feet)