

linkagency



Sotheron Street, Goole, East Yorkshire, DN14 5EY
£750 PCM



29 Sotheron Street

DN14 5EY, East Yorkshire

- Extremely spacious property
- Modern decor
- 2/3 bedroom
- Two reception rooms
- Fully enclosed rear yard
- Close to the town centre

With over 1,100sqft of living space, this two/three bedroom mid-terrace property is perfect for a growing family. The property is within easy walking distance of Goole town centre and the railway station, and Junction 36 of the M62 is just under ten minutes' away. Benefiting from two reception rooms, an extensive kitchen and bathroom with separate bath and shower, the property needs to be viewed to truly appreciate its size.

This home briefly comprises;

Entrance hallway, front reception room with a decorative fire surround, second reception room with modern decor and decorative fire surround. Large kitchen with plenty of units, integrated oven, electric hob and extractor hood, lots of space for a washing machine and fridge freezer, also benefiting from under stairs storage. Inner hallway leading to the modern bathroom at the rear of the property, with separate bath and shower enclosure, WC and wash basin, as well as storage cabinet.

To the first floor is a double bedroom at the rear, with built-in storage cupboard, and a tandem room to the front of the property leading to a further double bedroom. This layout is ideal for a family with young children.

There is a large enclosed yard to the rear with side access and outside storage.

On-street parking is available to the front of the property and surrounding streets.

Pet considered at a rent of £775pcm.



Energy Efficiency Rating

| | Current | Potential |
|----------------------------------------------------|---------|-------------------------|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | 81 |
| (81-91) B | | 68 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | | EU Directive 2002/91/EC |



Extra Info

Floorplan

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
Unavailable