



3 MONTROSE DRIVE

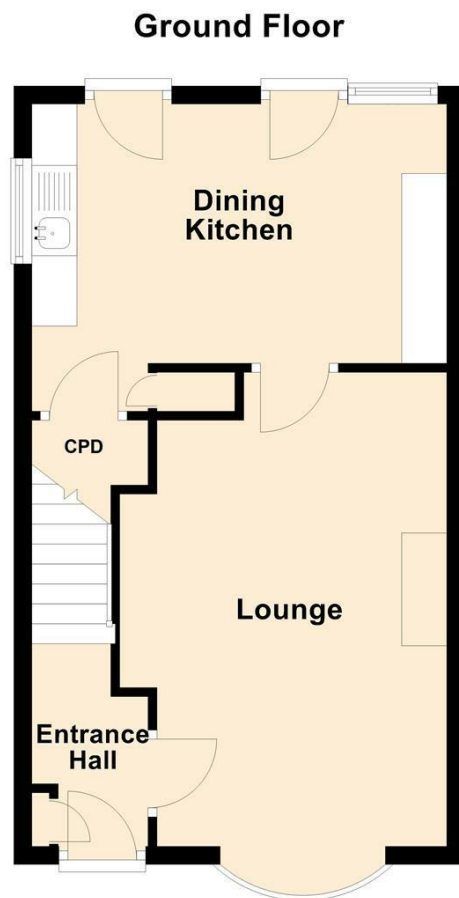
GOOLE, DN14 5XY

£175,000
FREEHOLD

****NO UPWARD CHAIN**UPDATING REQUIRED**** Located in a popular residential area is this three bedroom detached house which requires a programme of updating works. The property offers fantastic potential for the new owner and would make a great family home. With gardens to the front and rear, driveway for two cars to the side, this property is a must view to see the potential on offer.

EPC: F





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		22
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Goole Office Sales
79 Boothferry Road
Goole
East Yorkshire
DN14 6BB

01405 765265
goole@screetons.co.uk
www.screetons.co.uk

