

linkagency



Ella Drive, The Greenways, Goole, DN14 6ER

£895 PCM



# 23 Ella Drive

## DN14 6ER, Goole

- Sought-after development
- Quality fixtures
- Enclosed rear garden
- Built in 2022
- Stunning kitchen with bifold doors
- Integrated appliances
- Available from September 2026

This beautifully presented two bedroom terraced property is located on 'The Greenways', a highly sought-after development in Goole by Beal Homes. This home is neutrally decorated throughout and modern throughout, having been built in 2022. The property is a short drive to the M62 and Goole town centre.

The property briefly comprises; entrance hall, downstairs WC, good size lounge with under stairs storage. Open access from the lounge to the kitchen, units to both sides of the room with marble effect worktops, integrated NEFF appliances to one side include electric oven and hob, extractor hood and fridge freezer, Hotpoint washer dryer and NEFF dishwasher to the other side as well as white sink and drainer. Bifold double glazed doors lead to the rear garden. Two double bedrooms to the first floor, one with storage cupboard, attractive family bathroom with bath, overhead shower and white floating wash basin and WC.

Herringbone brick blocked drive to the front, with space for one vehicle. Flagged patio to the rear with lawn and side access gate.

A holding deposit of £206.00 is payable on application.



## Location and EPC Graph



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>98</b>
(81-91) <b>B</b>	<b>84</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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



# Extra Info

Council tax band: B

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](mailto:enquiries@linkagency.co.uk)



## Floorplan

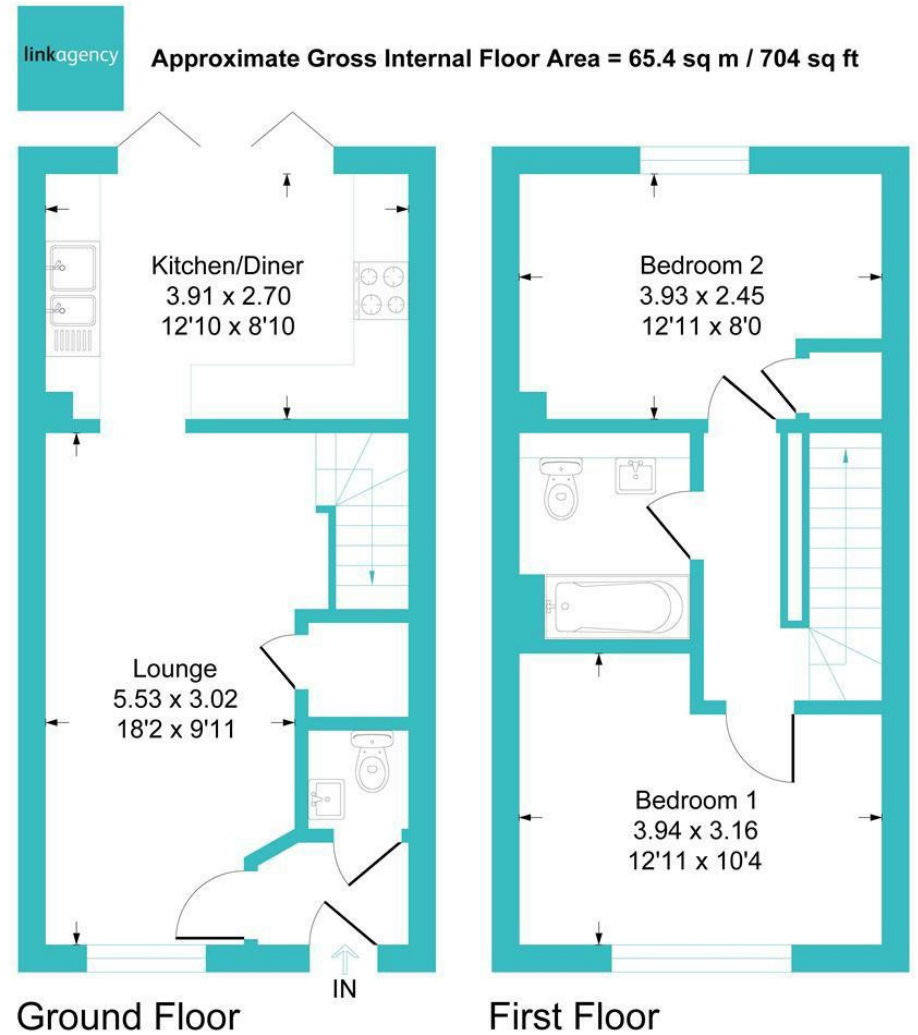


Illustration for identification purposes only, measurements are approximate, not to scale.