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Phoenix Avenue, The Greenways, Goole, DN14 6FA

£875 PCM



# 21 Phoenix Avenue

DN14 6FA, Goole

- Sought-after development
- Open-plan layout
- Driveway parking
- Enclosed rear garden
- Available immediately

New to the rental market is this well-presented two bedroomed terraced property, located on 'The Greenways', a highly sought-after development in Goole. This home is neutrally decorated throughout and ready to move into. The property is a short drive to the M62 and Goole town centre.

The property briefly comprises; entrance hall, downstairs WC, good size open plan lounge through to kitchen with integrated oven, gas hob and extractor hood. Integrated washing machine. Under stairs storage cupboard. Double French doors lead to the rear garden. Two double bedrooms to the first floor, the front with storage cupboard. Stylish bathroom with bath, white floating wash basin and Villeroy & Boch WC.

Herringbone brick blocked drive to the front. Flagged patio to the rear with lawn.

A holding deposit of £201.00 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		

England & Wales

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

Floorplan  
Unavailable

