

linkagency



Common Piece, Swinefleet, Goole, DN14 8DE

£725 PCM



16 Common Piece

DN14 8DE, Goole

- Cottage home
- Stunning kitchen with breakfast bar
- Riverside walks nearby
- Well-presented throughout
- Village location
- Two double bedrooms

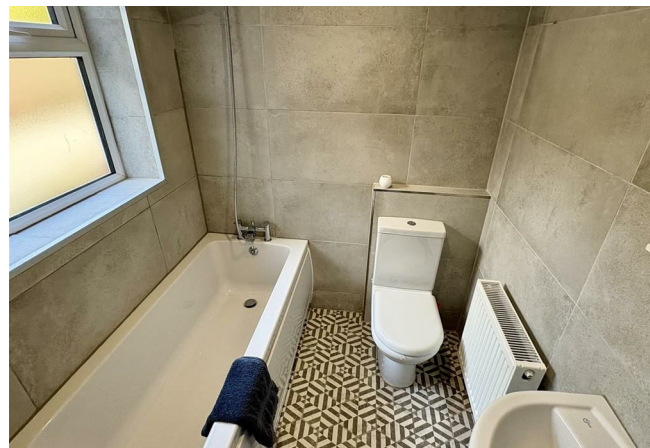
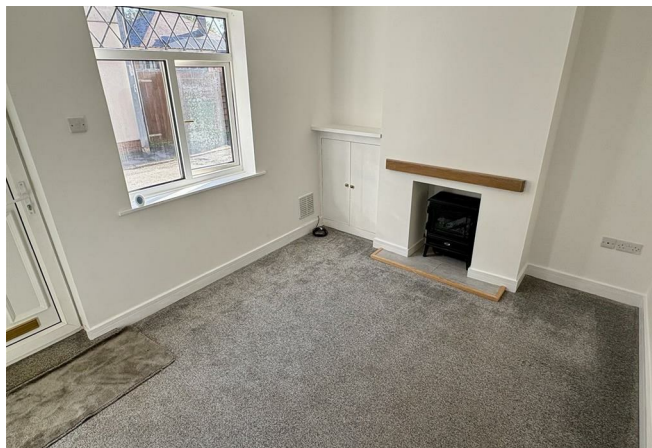
This two bedroom terraced cottage is neutral and modern throughout. The property is located in the semi-rural village of Swinefleet, which is a ten minute drive from Goole town centre. Tenants will be within short walking distance of a main bus route which will take them into the centre of Goole.

The property briefly comprises;

Entrance into the lounge with electric fire, a superb modern kitchen with breakfast bar and integrated oven, electric hob, extractor hood and under-counter fridge, space for washing machine. Downstairs bathroom to the rear with full-height tiled walls, bath, wash basin and WC. Two double bedrooms to the first floor both with inset cupboards and attractive panelled walls.

There is an enclosed yard to the rear, on-street parking to the front of the property.

A holding deposit of £167.00 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		89
(69-80) C		
(55-68) D		
(39-54) E	50	
(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



Approximate Gross Internal Floor Area = 56.2 sq m / 606 sq ft

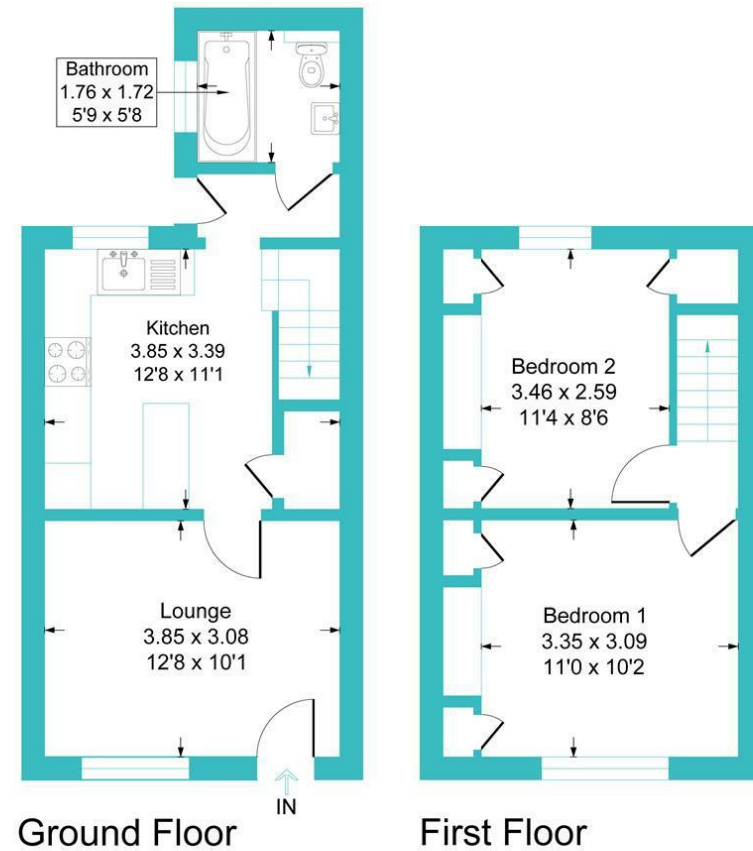


Illustration for identification purposes only, measurements are approximate, not to scale.