

linkagency



Cecil Street, Goole, East Yorkshire, DN14 5JL

£750 PCM







# 34 Cecil Street

DN14 5JL, East Yorkshire

- Neutrally decorated throughout
- Ideal for a young family
- Close to local amenities
- Spacious accommodation
- Two reception rooms

This three bedroom mid-terrace property is ideal for a growing family. The property is close to Goole town centre and is within walking distance of local schools. Having been fully redecorated, the property is ready to move into.

This home briefly comprises;

Entrance vestibule leading to a good size lounge, with feature decorative brick fire surround. Second reception room with under-stairs storage. Galley-style kitchen with integrated oven, gas hob and extractor hood. Rear hallway with access to the bathroom consisting of bath, overhead shower, wash basin & WC.

Two double bedrooms to the first floor, one single bedroom/office off the rear bedroom, ideal for a young family.

Enclosed yard to the rear and postage stamp yard to front.


A holding deposit of £173.00 is payable on application.



## Location and EPC Graph



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	71
(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: 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](mailto:enquiries@linkagency.co.uk)

## Floorplan

Floorplan  
Unavailable

