



## 6 Parker Court, Percy Street, Old Goole, East Riding Of Yorkshire, DN14 5BZ

End Terrace Property | Three Bedrooms | No Onward Chain | Spacious Living Accommodation | Ideal For First Time Buyers | Viewing Highly Recommended

- End Terrace Property
- Gas Central Heating
- Council Tax Band - A
- Enclosed Garden
- Three Bedrooms
- Freehold Property
- No Onward Chain
- On Street Parking
- EPC Rating - B
- Viewing Highly Recommended

**Asking Price £120,000**

Jigsaw Move are pleased to welcome you to this delightful terraced property nestled in the charming area of Parker Court on Percy Street, Old Goole. The property presents an excellent opportunity for first-time buyers.

The property boasts a spacious ground floor, featuring a large lounge diner that provides a perfect space for relaxation and entertaining. The well-appointed kitchen is conveniently located nearby, along with a useful WC for added convenience.

As you ascend to the first floor, you will discover three inviting bedrooms, each offering a comfortable retreat. The modern family bathroom is also situated on this level, designed to cater to the needs of a busy household.

One of the standout features of this property is the enclosed rear garden, providing a private outdoor space ideal for enjoying sunny days or hosting gatherings with family and friends.

Old Goole is less than a mile from Goole which hosts a range of local amenities including a buzzing high street with; shops, doctors, opticians, beauty parlours, super markets and restaurants. With its close proximity to all major networks, Goole is ideal when commuting to York, Leeds and Hull.

With no onward chain, this cottage is ready for you to move in and make it your own. Its appealing layout and prime location make it a fantastic choice for those looking to step onto the property ladder. Don't miss the chance to view this lovely home in Old Goole, where comfort and convenience await.

## GROUND FLOOR ACCOMMODATION

**Lounge/Dining Room 23'1" x 13'2" (7.03m x 4.01m)**

**Kitchen 13'5" x 7'5" (4.08m x 2.27m)**

**WC 2'8" x 7'5" (0.81m x 2.27m)**

## FIRST FLOOR ACCOMMODATION

**Landing**

**Bedroom One 13'5" x 13'1" (4.10m x 3.99m)**

**Bedroom Two 10'8" x 8'3" (3.25m x 2.51m)**

**Bedroom Three 11'11" x 8'2" (3.62m x 2.49m)**

**Bathroom 6'7" x 9'7" (2.00m x 2.91m)**

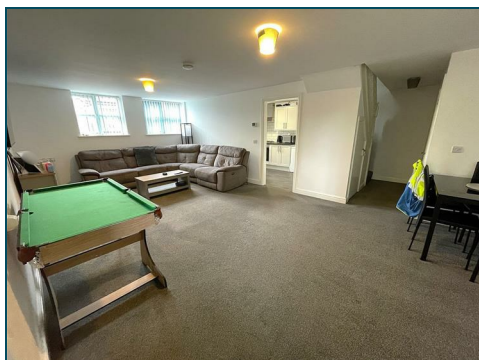
## EXTERNAL

### COUNCIL TAX

Please note that the council tax band for the property has either been advised by the owner or we have sought from online resources. Whilst we endeavour to ensure our details are accurate and reliable, we strongly advise to make further enquiries before continuing.

### HEATING AND APPLIANCES

The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Jigsaw. The mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.



## MAKING AN OFFER

In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Jigsaw Move is required to verify the status of any prospective purchaser. This includes a financial standing of that purchaser and their ability to exchange contracts. To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD stc' each prospective purchaser will be required to demonstrate to 'Jigsaw Move' that they are financially able to proceed with the purchase of the property.

## MEASUREMENTS

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture.

All measurements have been taken using a laser distance metre or sonic tape measure and therefore may be subject to a small margin of error.

## OPENING HOURS

Monday – Friday 9.00am to 5.00pm Saturday – 9.00am – 1.00pm

## PROPERTY DETAILS

Whilst we endeavour to make our property details are accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers. Neither Jigsaw nor any of its employees or agents has any authority to make or give any representation or warranty whatsoever in relation to this property. In the area of Yorkshire and The Humber flood plains have been identified and coal mining has been carried out in the past in specific areas, therefore, we strongly advise that any prospective purchaser instructs an appropriate qualified person for the purposes of conveyancing to carry out searches on the property which include a local search with the Local Authority, a water and drainage search, an environmental search and a Chancel Repair Liability search. We also advise in certain cases other searches may be required such as a Coal Mining Search, Commons Registration Search which relates to Common Land, a Flood Search or a Planning Search. We would recommend that all the information that Jigsaw provide regarding this advertised property is verified by you or your legal representative. We do not inspect deeds and therefore any references or covenants etc need to be confirmed.

## VIEWINGS

Strictly by appointment with the sole agents. If there is any point of particular importance to, that we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property. A full copy of the EPC for the property is available upon request.

## WINDOWS

Compliance with FENSA Building Regulations has not been sought by Jigsaw Move.

## UTILITIES MATERIAL INFORMATION

Electricity supply – mains

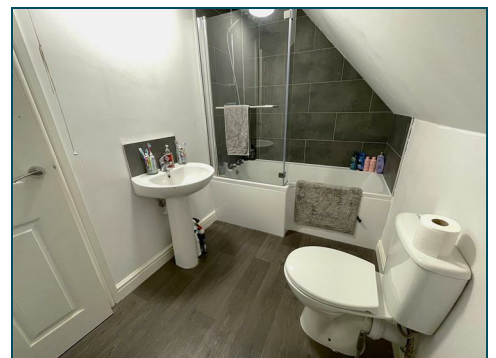
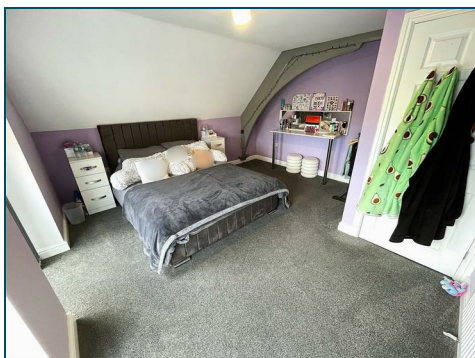
Water supply – mains

Sewerage – mains

Heating – Gas Central Heating

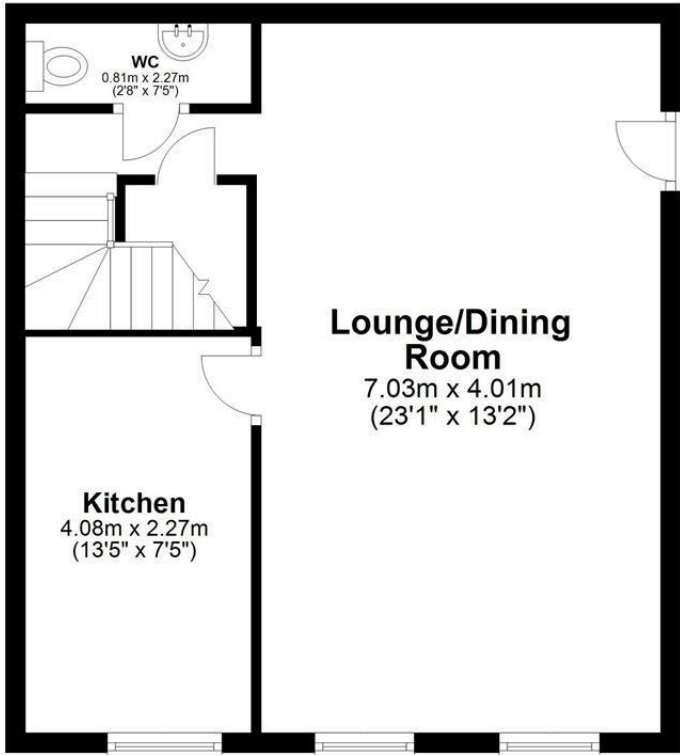
Broadband – FTTP (fibre to the premises)

Mobile signal/coverage is good in this area



## Ground Floor

Approx. 45.4 sq. metres (488.4 sq. feet)



## First Floor

Approx. 44.2 sq. metres (476.1 sq. feet)



Total area: approx. 89.6 sq. metres (964.6 sq. feet)

