



## 17 BRIDGE LANE

GOOLE, DN14 0HD

£850 PER CALENDAR MONTH

Situated within this sought after location a spacious three bedroom semi detached property having accommodation briefly comprising of:- gas central heating system, double glazing, entrance hall, lounge, kitchen diner, utility area, stairs and landing, master bedroom with fitted wardrobes, White bathroom suite. Gardens to front and rear, off street parking and sizeable garage. \*Viewing essential to appreciate the accommodation offered\*

EPC: C





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>72</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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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