

linkagency



High Street, Swinefleet, Goole, East Yorkshire, DN14 8AG

£850 PCM



28 High Street

DN14 8AG, Goole

- New build home
- Available immediately
- Riverside views
- EPC rating B
- Off-street parking
- Immaculate throughout
- Extremely spacious

One of three new build homes on High Street in Swinefleet is this two bedroom mid-terrace. The property has been built to an exceptionally high standard and will not be on the rental market for long. This home is deceptively spacious, at just under 1,000sqft, and would be great for a professional couple or small family alike. Tenants will benefit from living in a highly energy efficient home, with mains heating supplied by an air source heat pump, very good insulation and high performance glazing, resulting in an EPC rating of B.

The property briefly comprises;

Entrance into the hall with access to a front lounge with under stairs storage and double doors leading through to the kitchen dining room. A stunning Howdens kitchen with high gloss units, integrated oven, electric hob and extractor hood as well as space for two plumbed appliances - plenty of room for a dining table and chairs. Downstairs cloakroom. Two double bedrooms to the first floor, with the largest being 18sqm and the front providing views over the River Ouse. Modern bathroom with WC, wash basin and walk-in shower enclosure.

South-facing patio to the rear, with steps leading to off-street parking for tenants.

A holding deposit of £196.00 is payable on application.



Location and EPC Graph



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



Extra Info

Council tax band: New Build

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

