



## 67 Gordon Street, Goole, DN14 6SQ

Recently Refurbished Terraced Property | Two Double Bedrooms | No Onward Chain | Street Parking | Multiple Reception Rooms | Close To Town Location | Viewing Highly Recommended

- Recently Refurbished Terraced Property
- Gas Central Heating
- Council Tax Band - A
- Close To Town Location
- Two Double Bedrooms
- Freehold Property
- No Onward Chain
- Street Parking
- EPC Rating - C
- Multiple Reception Rooms

**£89,950**

Jigsaw Move are pleased to present this delightful terraced house nestled on the charming Gordon Street in Goole. The property offers a perfect blend of comfort and convenience.

Spanning approximately 796 square feet, this home has been recently refurbished to a high standard, ensuring a fresh and modern living environment. New carpets and flooring have been installed throughout, along with tasteful decoration that enhances the overall appeal of the property.

The ground floor features two well-proportioned reception rooms on the ground floor, providing ample space for both relaxation and entertaining. The lounge is a welcoming area, ideal for unwinding after a long day, while the dining room presents a lovely setting for family meals or gatherings with friends. The modern kitchen, conveniently located on the ground floor, is functional and ready for your culinary adventures.

Moving to the first floor, you will find two spacious double bedrooms, each offering a peaceful retreat for rest and relaxation. The bathroom is also situated on this level, ensuring easy access for all.

One of the standout features of this property is that it comes with no onward chain, making the buying process straightforward and hassle-free. Street parking is available, providing convenience for residents and visitors alike. Additionally, the yard area at the rear of the property includes storage, perfect for keeping your outdoor essentials neatly tucked away.

The property is situated within the popular location of Goole. Goole 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.

This charming home is ideal for first-time buyers, small families, or those looking to downsize. With its prime location in Goole, this property presents a wonderful opportunity to create a warm and inviting home in a friendly community. Don't miss your chance to view this lovely terraced house on Gordon Street.

#### **GROUND FLOOR ACCOMMODATION**

**Lounge 11'5" x 12'6" (3.47m x 3.82m)**

**Dining Room 12'0" x 12'6" (3.67m x 3.82m)**

**Kitchen 9'0" x 6'5" (2.74m x 1.96m)**

#### **FIRST FLOOR ACCOMMODATION**

**Landing**

**Bedroom One 12'1" x 12'8" (3.68m x 3.86m)**

**Bedroom Two 11'5" x 12'9" (3.48m x 3.89m)**

**Bathroom 9'1" x 6'8" (2.79m x 2.05m)**

#### **EXTERNAL**

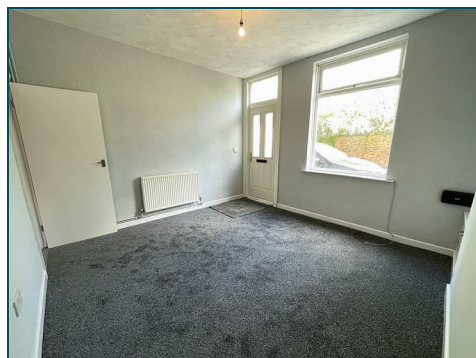
#### **ANTI-MONEY LAUNDERING (AML) CHECKS**

In line with AML regulations, we use Thirdfort to complete ID verification checks for all buyers. A fee is associated with this service.

For further information, please contact our branch:

01757 241123

[info@jigsawmove.co.uk](mailto:info@jigsawmove.co.uk)



## 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

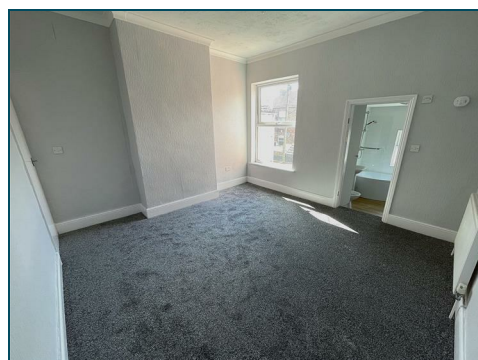
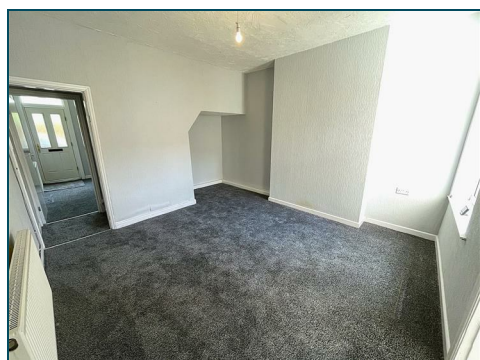
Whilst we endeavour to make our property details are accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance. These particulars are issued in 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 by contacting 01757 241123. 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.

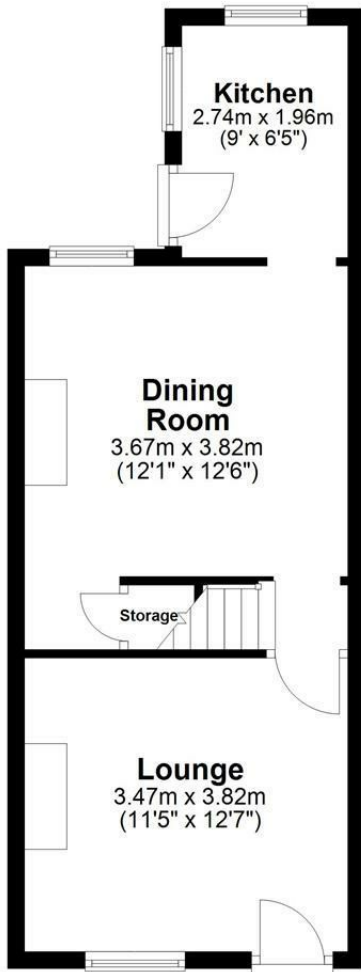
## WINDOWS

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



### Ground Floor

Approx. 36.6 sq. metres (393.7 sq. feet)



### First Floor

Approx. 37.4 sq. metres (402.4 sq. feet)



Total area: approx. 74.0 sq. metres (796.1 sq. feet)

