

linkagency



Byron Street, Goole, East Yorkshire, DN14 6EJ

£750 PCM



# 32 Byron Street

DN14 6EJ, Goole

- Recently renovated to a high standard
- Both double bedrooms
- Within walking distance of amenities
- Modern and neutral décor and flooring throughout
- Storage shed to rear

This two bedroom terraced house has been recently fully renovated to a high standard, with new kitchen and bathroom as well as fresh décor and flooring throughout. Located in Goole town centre, the property is close to all local amenities, including various supermarkets, restaurants, chemists and dentists. Junction 36 of the M62 is just under two miles away for those looking to commute for work.

The property briefly comprises;

Entrance into the front reception room, under stairs storage space as you walk through to the second reception. Superb modern kitchen with integrated oven, electric hob and extractor hood, space for two under-counter appliances and fridge freezer. Two double bedrooms to the first floor, rear with additional storage, new bathroom with three-piece suite consisting of WC, wash basin and bath with overhead rainfall shower.

To the rear of the property is a yard leading to a lawn with storage shed.

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>                            |                            | <b>85</b> |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            | <b>64</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<br>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

