

linkagency



**3, Common Piece, Swinefleet, Goole, DN14 8DE
£550 PCM**



- Modern throughout
- Ideal for single occupant
- Neutrally decorated

- Cottage style home
- Semi-rural location



Description

This lovely one bedroom cottage has been recently renovated and would be perfect home for a single professional looking for a rural home.

The property briefly comprises; lounge with brick fire surround, modern kitchen with integrated oven, induction hob and extractor hood plus space for washing machine and under stairs space for a fridge freezer. Double bedroom to the first floor, bathroom with bath, basin & WC.


There is a small yard to the rear with storage shed, side access is shared for bins.


On-street parking to the front of the property.

A holding deposit of £126.00 is payable on application.

Council Tax Band: A

Tenure:

| Energy Efficiency Rating | | |
|---|----------------------------|---|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| | 59 | 83 |
| England & Wales | EU Directive 2002/91/EC |  |

| Environmental Impact (CO ₂) Rating | | |
|---|----------------------------|---|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| | 77 | 95 |
| England & Wales | EU Directive 2002/91/EC |  |



Viewing

Please contact our office on 01405 768401 to arrange an appointment.

or email: enquiries@linkagency.co.uk

Link Agency, 93 Pasture Road, Goole, East Yorkshire, DN14 6BP, 01405 768401

The Particulars are set out as a general outline only for the guidance of intended purchasers, and do not constitute any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.