105 Kingsway, Goole, DN14 5HF

Modern End Terrace Property | Two Bedrooms | Driveway Parking | Well Presented Enclosed Rear Garden | Ideal For First Time Buyers | Close To Town Location | Viewing Highly Recommended

- End Terrace Property
- Gas Central Heating
- Council Tax Band - A
- Ideal For First Time Buyers
- Two Bedrooms
- Freehold Property
- Modern Throughout
- Driveway Parking
- EPC Rating - D
- Well Presented Enclosed Rear Garden

£135,000

Jigsaw Move are pleased to present this delightful end-terrace house nestled in the charming area of Kingsway, Goole. The property was built in 1935, offers a perfect blend of modern living and classic character. Spanning approximately 705.5 square feet, this property is ideal for small families or professionals seeking a comfortable home.

Upon entering, you are greeted by a small entrance hallway that leads into a spacious lounge. This inviting area features patio doors that open directly into the rear garden, allowing for an abundance of natural light and a seamless connection to outdoor living. The kitchen is well-equipped, boasting ample storage with an understairs cupboard and a utility area, making it both practical and functional.

The first floor comprises a generously sized double bedroom, which provides enough space for a study area, perfect for those who work from home. Additionally, there is a second bedroom, ideal for guests or children, along with a modern shower room that adds a touch of contemporary elegance to the home.

The rear garden is a true highlight, featuring a large paved area, a grassy section, and a paved seating area at the bottom, perfect for entertaining or enjoying a quiet moment outdoors. A shed provides extra storage for gardening tools or outdoor equipment.

For those with vehicles, the property offers convenient driveway parking for two cars, ensuring ease of access. This home is modern throughout, making it move-in ready for its new owners.

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.

In summary, this charming end-terrace house in Kingsway is a wonderful opportunity for anyone looking to settle in a friendly community while enjoying the comforts of a well-appointed home.

GROUND FLOOR ACCOMMODATION

Entrance Hall 7'9" x 4'3" (2.36m x 1.29m)

Lounge 15'7" x 11'3" (4.76m x 3.43m)

Kitchen 14'3" x 6'6" (4.35m x 1.97m)

Pantry 2'9" x 4'10" (0.84m x 1.48m)

Sunroom

FIRST FLOOR ACCOMMODATION

Landing 7'9" x 5'9" (2.37m x 1.74m)

Bedroom One 15'7" x 11'1" (4.76m x 3.39m)

Bedroom Two 6'5" x 10'8" (1.95m x 3.25m)

Bathroom 7'2" x 4'8" (2.18m x 1.41m)

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

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.

UTILITIES MATERIAL INFORMATION
Electricity supply – mains

Water supply – mains

Sewerage – mains,

Heating – Gas Central Heating

Broadband – FTTP (fibre to the premises)

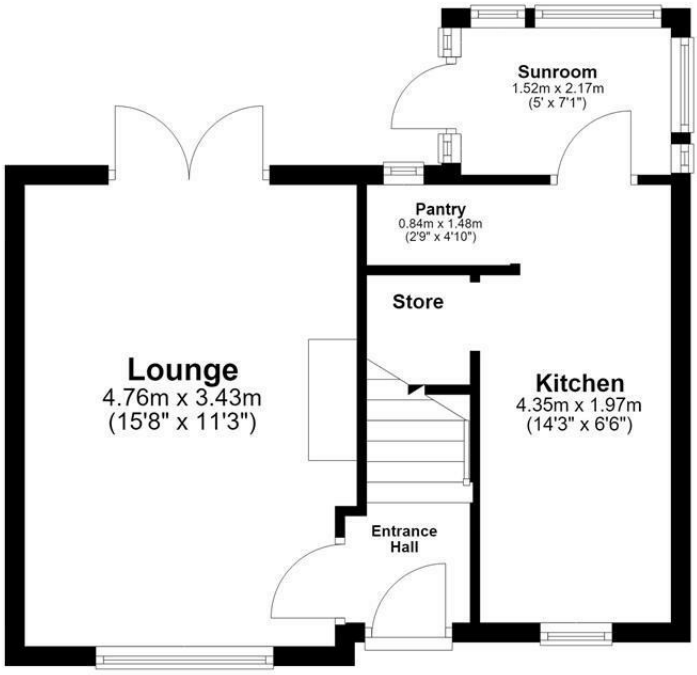
Mobile signal/coverage is good in this area

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.

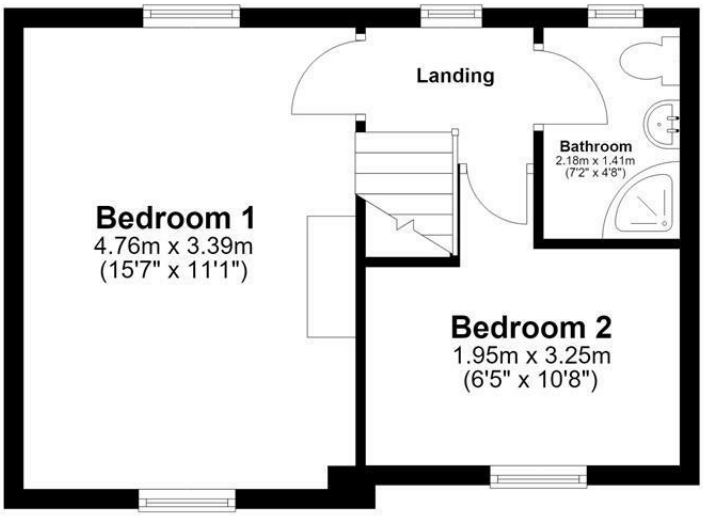
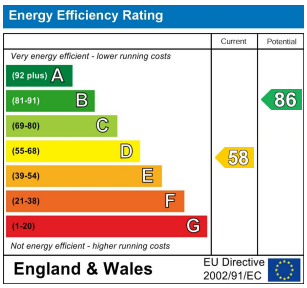
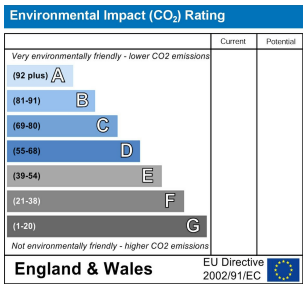
Ground Floor

Approx. 34.3 sq. metres (369.3 sq. feet)



First Floor

Approx. 31.2 sq. metres (336.3 sq. feet)



Total area: approx. 65.5 sq. metres (705.5 sq. feet)