



87 Morley Street, Goole, DN14 5TT

Beautifully Presented End Terrace Property | Two Bedrooms | Driveway Parking | Well Presented Rear Garden | Kitchen Diner | Close To Town Location | Viewing Highly Recommended

- Beautifully Presented End Terrace Property
- Gas Central Heating
- Council Tax Band - A
- Close To Town Location
- Two Double Bedrooms
- Freehold Property
- Large Well Presented Rear Garden
- Driveway Parking
- EPC Rating - TBC
- Ideal For First Time Buyers

Offers In The Region Of £130,000

Jigsaw Move are pleased to present this beautifully presented end-terrace house nestled on Morley Street in the town of Goole. The property offers a delightful blend of comfort and modern living. Built in 1940, the property spans an impressive 749 square feet and is perfect for those seeking a welcoming home.

Upon entering, you are greeted by the entrance hall that leads to a large lounge, where natural light floods in through patio doors that open onto the well-maintained rear garden. The modern kitchen diner is ideal for family meals and entertaining guests, providing a warm and inviting atmosphere.

The first floor boasts two generously sized double bedrooms, perfect for restful nights. The family bathroom is thoughtfully designed, featuring both a separate bath and shower, catering to all your needs.

The outdoor space is truly a highlight of this property. The large rear garden is a tranquil retreat, complete with a lush grassy area, a gravelled section, a charming pond, and a decking area that is perfect for summer gatherings. Additionally, multiple sheds provide ample storage for gardening tools and outdoor equipment.

Parking is a rare luxury in this area, and this property does not disappoint, offering driveway parking for two vehicles at the front, thanks to a convenient dropped curb.

Old Goole is less than a mile from Goole which 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 end-terrace house on Morley Street is an excellent opportunity for first-time buyers or those looking to downsize, combining modern amenities with a lovely outdoor space. Do not miss the chance to make this delightful property your new home.

GROUND FLOOR ACCOMMODATION

Entrance Hall

Lounge 17'11" x 11'7" (5.47m x 3.54m)

Kitchen/Diner 15'7" x 8'8" (4.76m x 2.64m)

FIRST FLOOR ACCOMMODATION

Landing

Bedroom One 15'8" x 11'10" (4.77m x 3.61m)

Bedroom Two 7'7" x 11'1" (2.32m x 3.37m)

Bathroom

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.

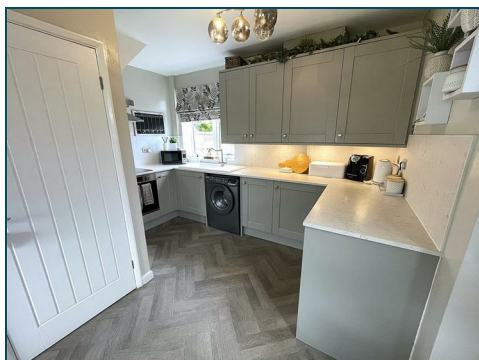
For further information, please contact our branch:

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

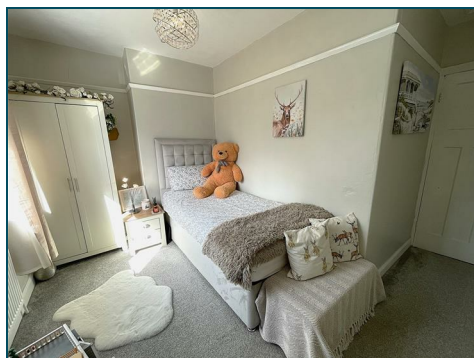
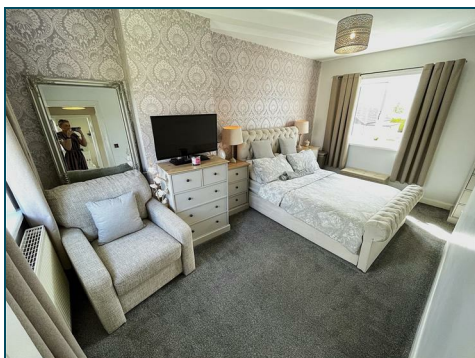
Whilst we endeavour to make our property details are accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance. These particulars are issued in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

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.

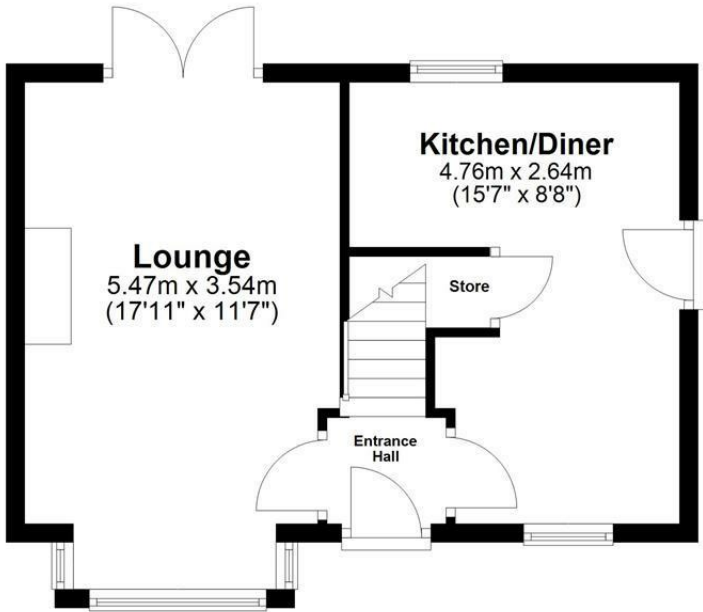
WINDOWS

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



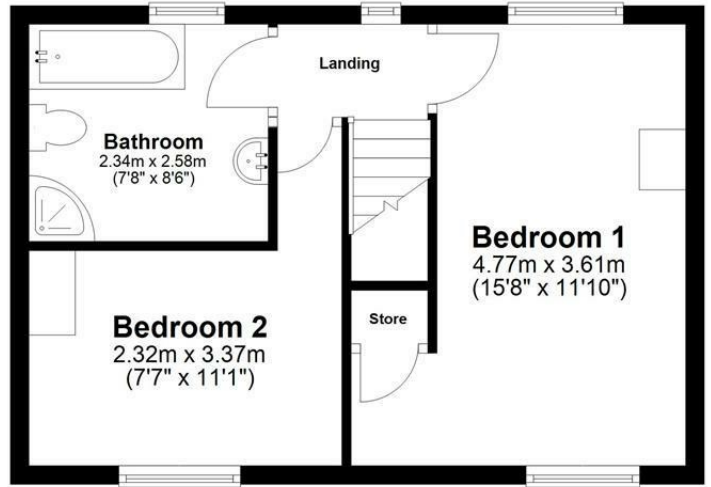
Ground Floor

Approx. 35.7 sq. metres (383.9 sq. feet)



First Floor

Approx. 33.9 sq. metres (365.2 sq. feet)



Total area: approx. 69.6 sq. metres (749.1 sq. feet)

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			
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			
England & Wales		EU Directive 2002/91/EC	



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