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Aire Close, Rawcliffe, Goole, DN14 8EF
£1,095 PCM



3 Aire Close

DN14 8EF, Goole

- Modern family home
- Garage and off-street parking
- Popular village location
- Neutral throughout and finished to a good standard
- Quiet development
- White goods included
- Downstairs WC

New to the rental market is this beautifully presented three bedroom semi-detached home. Built in 2022, this family home sits on a quiet cul-de-sac just a stone's throw from the bank of the River Aire. Located in the ever-popular village of Rawcliffe, the property is a short walk away from local convenience shops, eateries and the village green. Tenants can enjoy pleasant walks along the riverbank.

This property briefly comprises;

Entrance hall leading to dining kitchen with tiled floors and stylish Howden kitchen with shaker units. Kitchen includes integrated oven, gas hob and integrated extractor hood and white goods. Good size lounge with double French doors to rear. Downstairs WC. Three good size bedrooms to the first floor, primary bedroom to the front of the property. Family bathroom with bath, overhead rainfall shower, wash basin and WC.

There is a fully enclosed garden to the rear, with patio. Single garage with electric front door and side access. Off-street parking with space for two to three vehicles.

A holding deposit of £252.00 is payable on application.



Location and EPC Graph



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	83	
(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 	



Extra Info

Council tax band: C

To arrange a viewing please register your interest via Rightmove, Zoopla or On The Market.

For additional information please contact our office on 01405 768401 or email: enquiries@linkagency.co.uk

Floorplan

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