

linkagency



Anchor Row, Whitgift, Goole, DN14 8HJ

£725 PCM



2 Anchor Row

DN14 8HJ, Goole

- Great rural location
- Views over the river & open fields beyond
- Open fire
- Extensive garden
- Spacious home with two reception rooms

Three bedroom cottage in the village of Whitgift. This property is ideal for those seeking a rural lifestyle, being positioned by the River Ouse and surrounded by open fields. There are regular buses into Goole town centre, which has various supermarkets, doctors, pharmacies etc.

The property briefly comprises;

Entrance via uPVC door into the front reception room, second reception best utilised as a lounge with open fire and sliding patio doors to the rear. Kitchen with cooker/hob and space for white goods. To the first floor there are three bedrooms, all good size, primary has fitted wardrobes. Bathroom with bath, overhead electric shower, WC and wash basin.

Extensive fully enclosed garden with good size patio.

Oil heating. On-street parking is available at the front of the property.

A holding deposit of £167.00 is payable on application.



Location and EPC Graph



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	59	
(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: 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

Floorplan

Floorplan
Unavailable

