

linkagency



Richmond Drive, Goole, Goole  
£295,000



# 33 Richmond Drive

## DN14 5LG, Goole

- Wonderful location totally open outlook to the rear
- Modernised and enlarged in recent years
- Viewing essential to fully appreciate this lovely home
- No onward chain
- Quiet cul-de-sac position at the head of a desirable residential street
- Exceptional throughout
- EV charger

Immaculate detached bungalow situated on a residential street in Goole. The property is arranged over one level and is well suited to buyers looking to downsize or for those wanting single-storey accommodation.

Internally, the property comprises an entrance hall, a lounge and a separate day room, providing two distinct living spaces. The kitchen has been modernised and incorporates a dining area, with a lantern window allowing plenty of natural light. There are two bedrooms, one modern family bathroom with a shower over bath and a separate toilet off the kitchen.

Outside, there is a driveway providing off-street parking with an electric car charging point and access to a detached garage. The rear garden is enclosed and laid out for low maintenance. To the rear of the garden is a detached outbuilding currently used as a bar. There is also a covered seating area with a hot tub.

The property is located within easy reach of Goole town centre, where a range of shops, supermarkets and amenities can be found. Road links are convenient, with access to the M62 motorway network providing routes towards Leeds, Hull and surrounding areas. Local primary and secondary schools are available within Goole and nearby villages.



## Location and EPC Graph



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



# Extra Info

Council tax band: C

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](mailto:enquiries@linkagency.co.uk)



## Floorplan

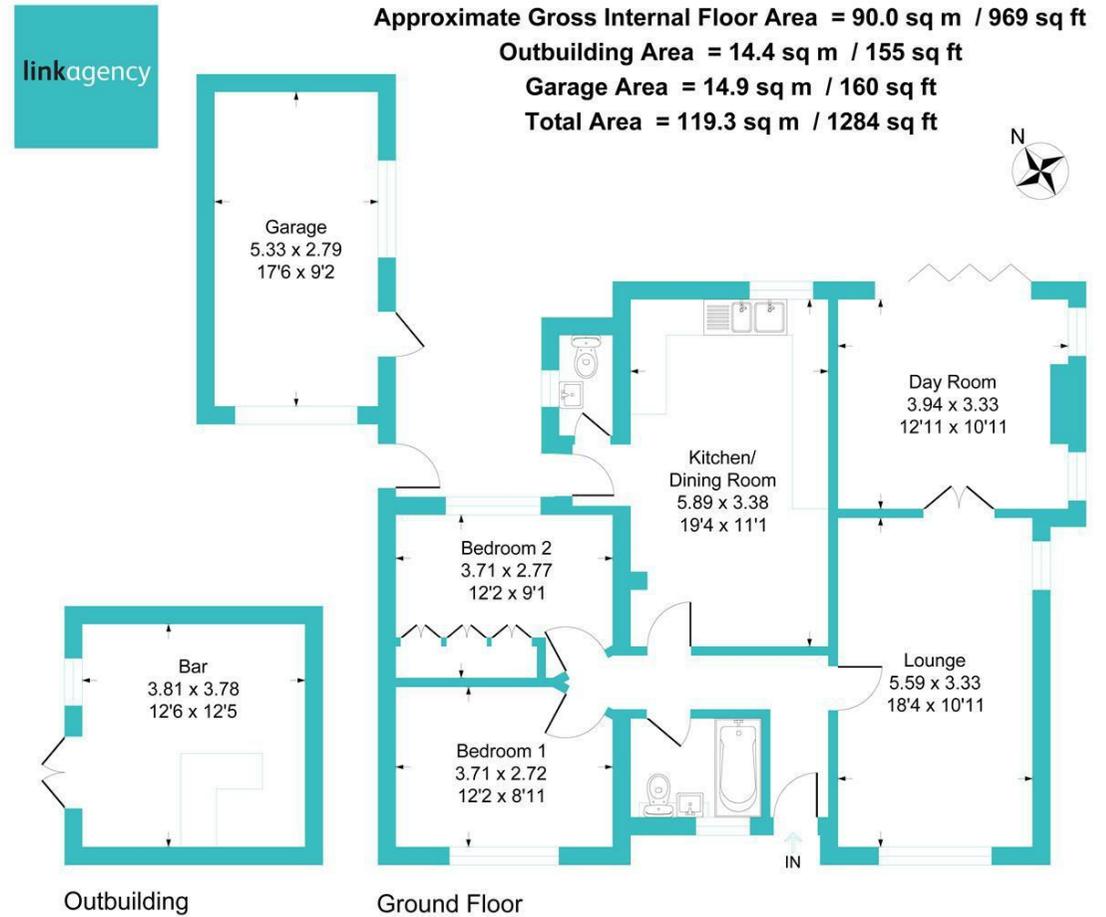


Illustration for identification purposes only, measurements are approximate, not to scale.