

linkagency



**3, College Close, Goole, DN14 6US**  
**£825 PCM**



- Immaculate throughout
- Garden
- Neutral decor
- Parking space

- Utility room
- Spacious
- Close to amenities
- Low maintenance garden



# Description

This three bedroom semi-detached property would make the ideal home for a growing family/couple. Located in a popular development close to the centre of Goole, tenants have a range of local amenities within easy walking distance.

The property briefly comprises; entrance hall leading to good size lounge with bay window and electric fire. Kitchen diner with modern units and backsplash tiling, integrated oven, electric hob, extractor and dishwasher, just off the kitchen is a utility room with space for a washer and dryer. Two double bedrooms to the first floor and single room/office space. Modern fully-tiled bathroom with shower over bath.

There is an off-road parking space to the back of the property and a low-maintenance rear garden with storage shed.

A holding deposit of £190.00 is payable on application..

Please register your interest to view the property via the tenant registration section on our website.

Immaculate throughout. Light and airy kitchen/diner with shaker style units and a built-in dishwasher, fitted oven with electric hob. Utility and downstairs cloaks off kitchen. Back door leading to an artificial grassed area with shed and gates to side and back of the property. There is also an outdoor electric point. Good sized lounge having an electric fire and under stairs storage. There is a spacious double bedroom to the front of the property and a further one to the back in addition to a single bedroom/study/nursery. The bathroom is modern with an over bath shower. Double glazed with gas central heating. Close to town centre and Junction 36 of the M62.





**Council Tax Band: B**

**Tenure:**

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		
	74	86
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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 environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**Viewing**

Please contact our office on 01405 768401 to arrange an appointment.

or email: [enquiries@linkagency.co.uk](mailto:enquiries@linkagency.co.uk)

Link Agency, 93 Pasture Road, Goole, East Yorkshire, DN14 6BP, 01405 768401

The Particulars are set out as a general outline only for the guidance of intended purchasers, and do not constitute any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.