

linkagency



St. Johns Court, Goole  
£126,000



# 46 St. Johns Court

## DN14 6BQ, Goole

- Central location
- Priced to attract immediate interest
- Laminate flooring downstairs
- Montague medical and centre and pharmacy roughly 150 metres away
- Modern design and construction
- Tenant due to vacate within the next six weeks
- Parking to the front
- Easy walk to railway station and town attractions including the Goole market hall and leisure centre

Welcome to this well located property in St. Johns Court, Goole. This modern property, built in 1992, offers a delightful living space of 732 square feet, making it an ideal choice for small families or professionals seeking a comfortable home.

The reception room at the back of the house has an open staircase leading up to two spacious bedrooms, allowing for ample personal space. There is a serviceable bathroom that has been well-maintained over the years.

The modern design of the property is complemented by a convenient parking space at the front, ensuring ease of access. The location is particularly appealing, as it is close to the town centre, which is currently undergoing regeneration, promising a vibrant community atmosphere. Additionally, the property is handy for the railway station, making commuting an option.

One of the standout features of this home is the French door that leads to an enclosed rear garden, complete with a newly fitted gate, providing a secure outdoor space for relaxation or gardening. The original kitchen and bathroom have been preserved in good condition, offering functionality while allowing for personal touches if desired. The house is equipped with gas central heating, which has undergone an annual safety check, ensuring peace of mind for the new owner.

In summary, this house in St. Johns Court presents a wonderful opportunity to acquire a modern home in a desirable location, with convenient amenities and a welcoming community. Don't miss the chance to make this lovely property your own.



## 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>		<b>86</b>
(69-80) <b>C</b>	<b>71</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		

England & Wales

EU Directive  
2002/91/EC





## Extra Info

Council tax band: A

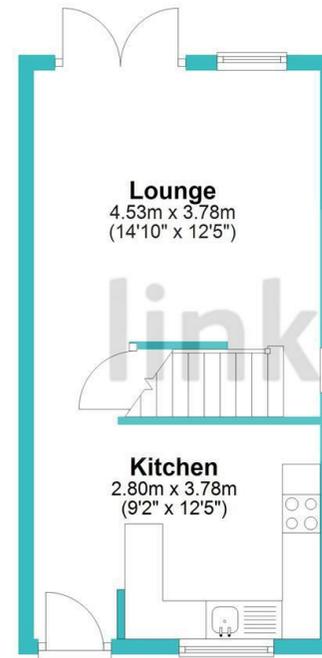
To arrange a viewing please register your interest on our website via the tenancy application.

For additional information please contact our office on 01405 768401 or email: [enquiries@linkagency.co.uk](mailto:enquiries@linkagency.co.uk)



## Floorplan

### Ground Floor



### First Floor



Total area: approx. 56.6 sq. metres (609.7 sq. feet)