

# linkagency



Birch Grove, Goole, East Yorkshire, DN14 5UL  
£775 PCM



# 19 Birch Grove

## DN14 5UL, Goole

- Available immediately
- Off-street parking
- Downstairs WC
- Popular development
- Neutral decor throughout
- EPC rating C

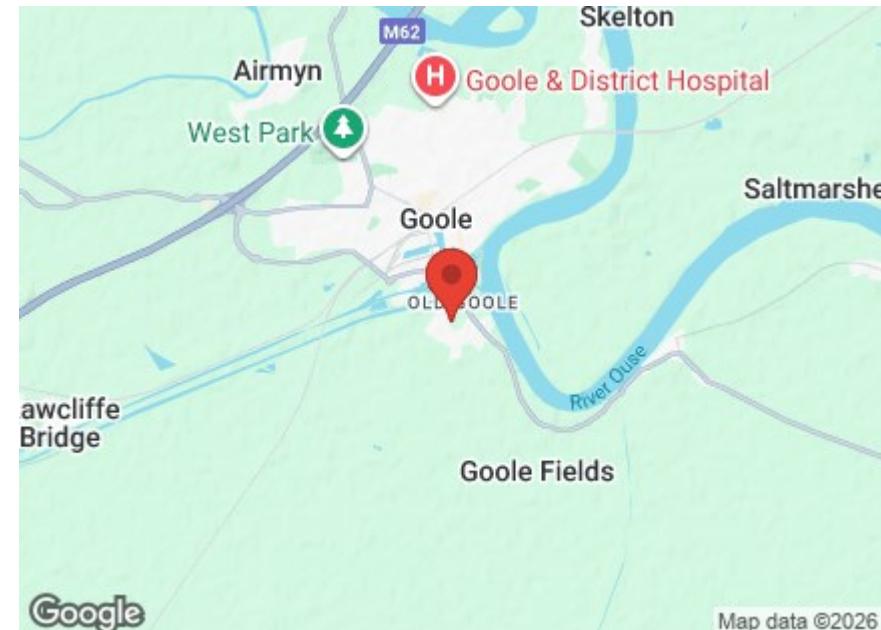
This three bedroom end-terrace is well-presented throughout and ready for immediate occupation. In a cul-de-sac location on the Ben Bailey development in Old Goole, the property is the ideal family home, within easy walking distance of Marshlands Primary School & Day Nursery. Goole town centre is just over 1.5 miles away, and Junction 36 of the M62 is just under ten minutes away. The property is neutrally decorated throughout and is in great overall condition.

This home briefly comprises;

Entrance hall, leading to a good size kitchen with dining space. There is an integrated oven, gas hob and extractor hood, plus space for under-counter white goods too. The lounge is to the rear, with a sliding French door leading to the garden. Downstairs WC. Convenient space under the stairs for storage. Three bedrooms to the first floor, two being at the rear and the primary being at the front. Family bathroom with three-piece suite consisting of a bath with overhead shower, WC and a wash basin.

There is an enclosed garden to the rear, with side access from the front of the property. Lawn to the front of the house and one off-street parking space.

A holding deposit of £178.00 is payable on application.



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		91
(81-91) <b>B</b>		77
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



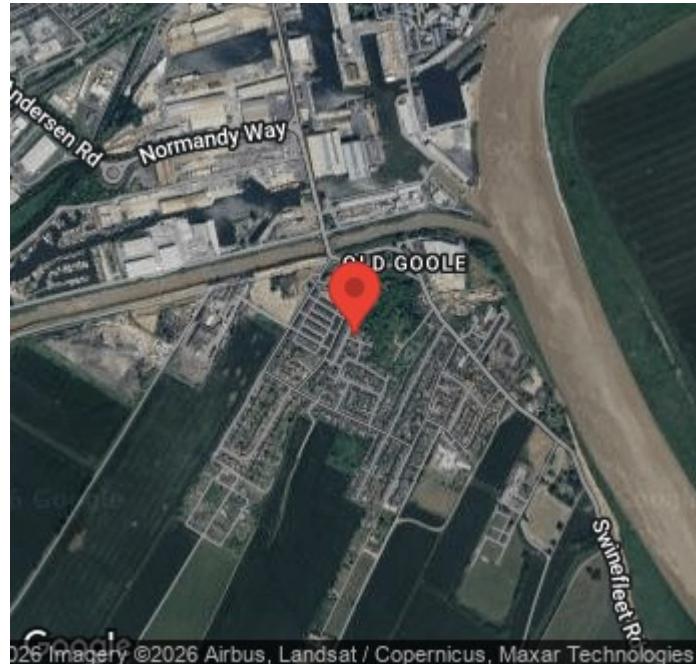
## Extra Info

Council tax band: B

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



Floorplan  
Unavailable