

31 Western Road, Goole, DN14 6QW

Well Presented Three Bedroom Semi-Detached | Two Reception Rooms & Outside WC | Close To Local Amenities | Good Sized Rear Garden | No Onward Chain

- Beautifully Presented Semi-Detached House
- Gas Heating
- EPC rating E
- Ideal For First Time Buyers
- Spacious Three Bedrooms
- Freehold
- No Onwards Chain
- On Street Parking
- Council Tax Band A
- Close To Amenities

Asking Price £170,000

Jigsaw move are pleased to welcome to the market, nestled on Western Road in the charming town of Goole, this beautifully presented semi-detached house offers a delightful opportunity for first-time buyers. Built in 1960, the property boasts a classic design that has been well-maintained over the years.

Inside, you will find two spacious reception rooms that provide ample space for relaxation and entertaining. The layout is both practical and inviting, making it easy to envision your life in this lovely home. The property features three comfortable bedrooms, perfect for a growing family or for those who desire extra space for guests or a home office.

The bathroom is conveniently located, ensuring ease of access for all residents. One of the standout features of this property is the good-sized garden, which offers a wonderful outdoor space for gardening, play, or simply enjoying the fresh air.

Situated close to local amenities, this home is ideally located for those who appreciate the convenience of nearby shops, schools, and recreational facilities. With its appealing features and prime location, this semi-detached house on Western Road is a fantastic choice for anyone looking to settle in Goole. Don't miss the chance to make this charming property your new home.

GROUND FLOOR

Entrance Hall 3'6" x 5'1" (1.06m x 1.54m)

Lounge 12'7" x 11'0" (3.83m x 3.35m)

Dining Room 13'4" x 16'2" (4.07m x 4.94m)

Kitchen 13'4" x 9'11" (4.07m x 3.02m)

WC 5'11" x 2'11" (1.81m x 0.89m)

FIRST FLOOR

Landing 2'8" x 16'2" (0.82m x 4.94m)
Door to:

Bedroom 1 12'7" x 10'11" (3.83m x 3.34m)

Bedroom 2 12'7" x 9'11" (3.83m x 3.01m)

Bedroom 3 9'7" x 8'4" (2.91m x 2.54m)

Bathroom 6'9" x 5'11" (2.07m x 1.81m)

ANTI-MONEY LAUNDERING (AML) CHECKS

In line with AML regulations, we use a 3rd party ID checking agency to complete ID verification checks for all buyers. A fee is associated with this service.

For further information, please contact our branch:
01757 241123
info@jigsawmove.co.uk

COUNCIL TAX

Please note that the council tax band for the property has either been advised by the owner or we have sought from online resources. Whilst we endeavour to ensure our details are accurate and reliable, we strongly advise to make further enquiries before continuing.

HEATING AND APPLIANCES

The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Jigsaw. The mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.







MAKING AN OFFER
In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Jigsaw Move is required to verify the status of any prospective purchaser. This includes a financial standing of that purchaser and their ability to exchange contracts. To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD stc' each prospective purchaser will be required to demonstrate to 'Jigsaw Move' that they are financially able to proceed with the purchase of the property.

MEASUREMENTS
These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture.
All measurements have been taken using a laser distance metre or sonic tape measure and therefore may be subject to a small margin of error.

OPENING HOURS
Monday – Friday 9.00am to 5.00pm Saturday – 9.00am – 1.00pm

PROPERTY DETAILS
Whilst we endeavour to make our property details are accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers. Neither Jigsaw nor any of its employees or agents has any authority to make or give any representation or warranty whatsoever in relation to this property. In the area of Yorkshire and The Humber flood plains have been identified and coal mining has been carried out in the past in specific areas, therefore, we strongly advise that any prospective purchaser instructs an appropriate qualified person for the purposes of conveyancing to carry out searches on the property which include a local search with the Local Authority, a water and drainage search, an environmental search and a Chancel Repair Liability search. We also advise in certain cases other searches may be required such as a Coal Mining Search, Commons Registration Search which relates to Common Land, a Flood Search or a Planning Search. We would recommend that all the information that Jigsaw provide regarding this advertised property is verified by you or your legal representative. We do not inspect deeds and therefore any references or covenants etc need to be confirmed.

SALES - UTILITIES MATERIAL INFORMATION
Electricity supply – mains

Water supply – mains

Sewerage – mains

Heating – Gas Central Heating

Broadband – ADSL copper wire, Cable, FTTC (fibre to the cabinet), FTTP (fibre to the premises)

Mobile signal/coverage is good in this area

VIEWINGS
Strictly by appointment with the sole agents by contacting 01757 241123. If there is any point of particular importance to, that we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property. A full copy of the EPC for the property is available upon request.

WINDOWS
Compliance with FENSA Building Regulations has not been sought by Jigsaw Move.

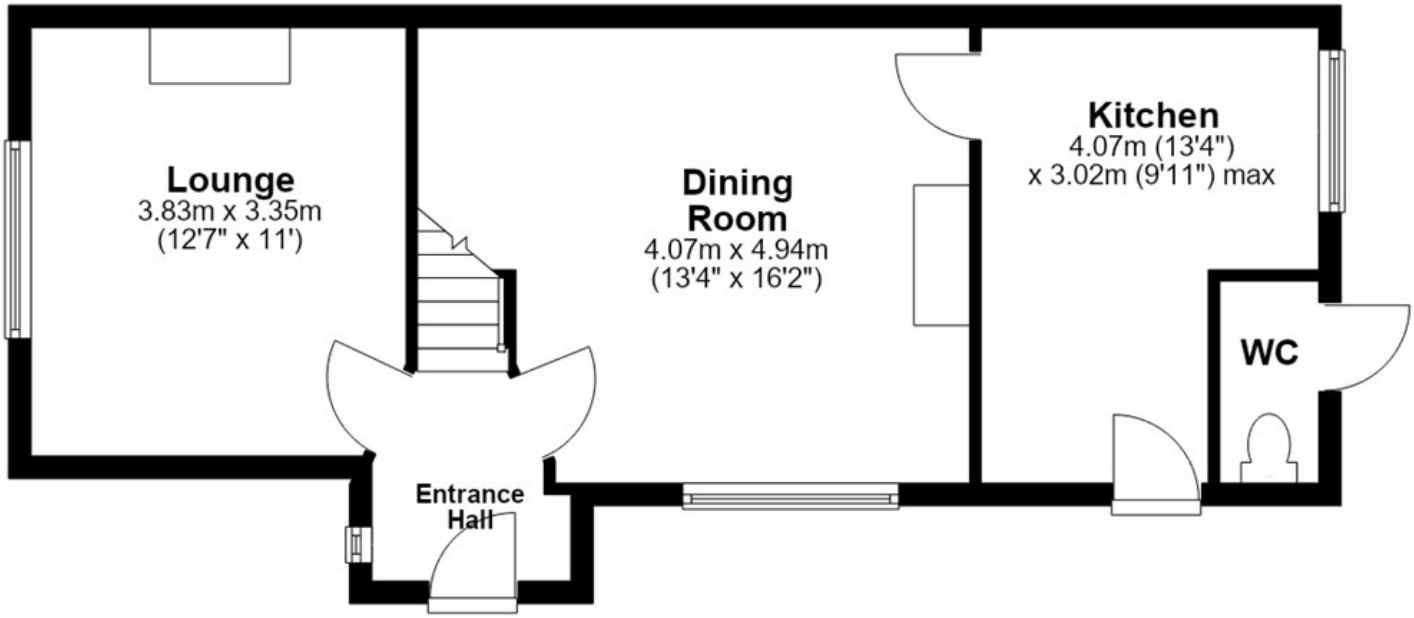






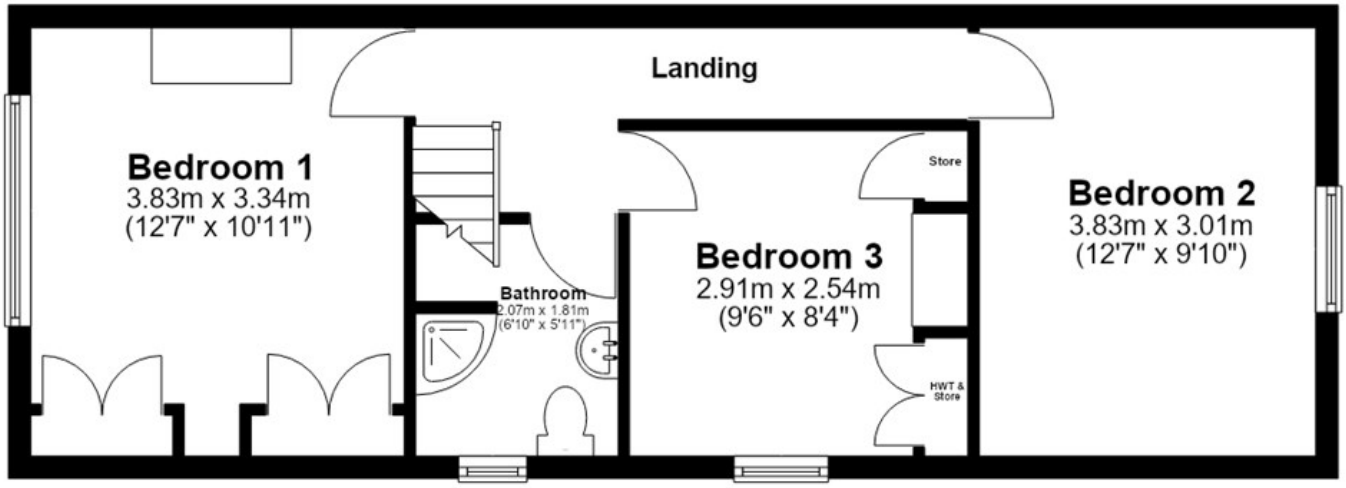
Ground Floor

Approx. 47.6 sq. metres (512.6 sq. feet)



First Floor

Approx. 43.9 sq. metres (472.9 sq. feet)



Total area: approx. 91.6 sq. metres (985.6 sq. feet)

