



**Old Rugby Park
Goole
East Riding of Yorkshire
DN14**

Offers In Excess Of £199,000

bettermove

Old Rugby Park Goole

Bettermove are proud to present this 3 bedroom semi-detached house in Goole.

The property benefits from double glazing, and gas central heating throughout, with off street parking available via the driveway.

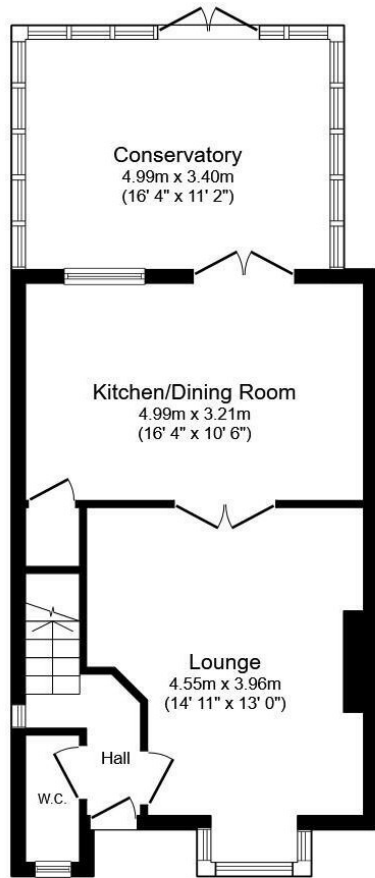
The council tax band is C.

The interior of this beautifully presented property comprises a spacious living room, fitted kitchen/diner, conservatory, and WC on the ground floor. The first floor consists of three bedrooms, including two doubles and one single, alongside the family bathroom. The exterior boasts a private rear garden, mainly laid with paving, perfect for enjoying the summer months.

Located in the popular town of Goole, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs, and schools. Excellent transport connections can be found from Goole Train Station, a variety of local bus routes, and quick access to the M62.

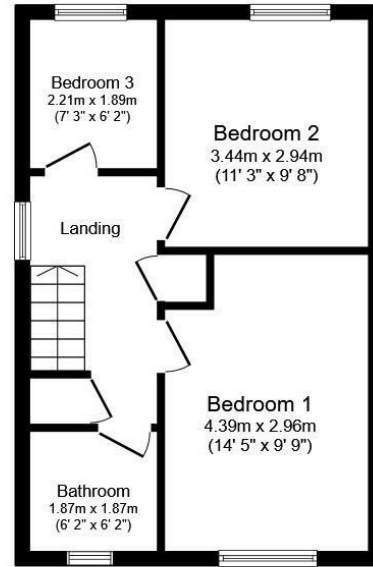
This exciting opportunity should not be missed. All enquiries can be made through Bettermove.





Ground Floor

Floor area 56.8 sq.m. (612 sq.ft.)



First Floor

Floor area 39.3 sq.m. (423 sq.ft.)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	75	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		
(69-80) C	76	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



20-22 Bridge End, Leeds, LS1 4DJ
t: 0330 004 0050 e: hello@bettermove.co.uk
www.bettermove.co.uk