



2 ROALL WATERWORKS

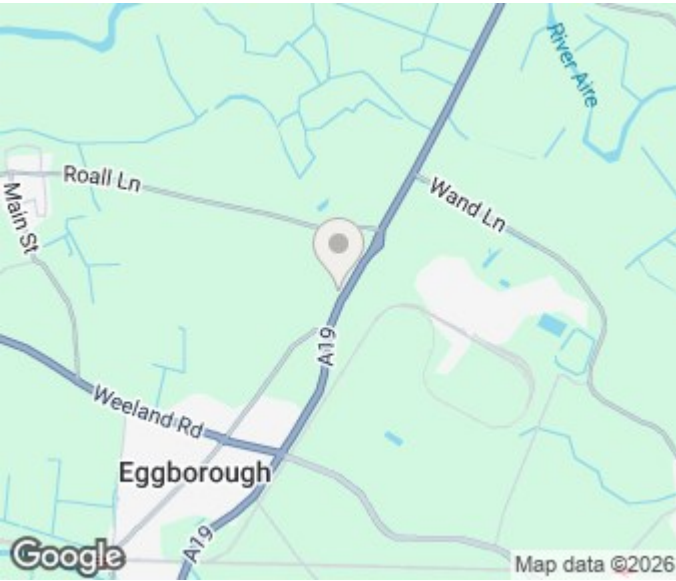
GOOLE, DN14 0LZ

£895 PER CALENDAR MONTH

Viewing is essential to appreciate the accommodation offered on the spacious fully modernised three bedroom semi detached house having accommodation briefly comprising of:- gas central heating system, double glazing, lounge, kitchen with matching range of "Shaker" style fitted wall and base units, integrated fridge freezer and dish washer, utility room with washing machine and dryer, downstairs w.c, stairs and landing, three bedrooms and shower room. Ample parking and garage, rear garden.

EPC:





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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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