



## THE STABLES 18 CLIFTON GARDENS

GOOLE, DN14 6AS

£800 PER CALENDAR MONTH

Viewing is essential to appreciate this spacious fully refurbished one bedroom detached house having accommodation briefly comprising of:- gas central heating system, double glazing, laminate flooring, lounge, downstairs shower room, Shaker style fitted kitchen with integrated fridge freezer and free standing washing machine, stairs leading to the bedroom, single wardrobe and en-suite cloakroom/w.c. Paved patio to the side elevation , on street parking and parking to the rear elevation.

EPC: C





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>88</b>
(69-80) <b>C</b>		<b>72</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 	

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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