



## 71 PUNTON WALK

GOOLE, DN14 9TB


£850 PER MONTH

Situated within this popular residential estate a spacious three bedroom end terraced property briefly comprising of:- gas central heating system, double glazing, side entrance hall, downstairs cloakroom/w.c, lounge with French style patio doors providing access to the rear garden, matching range of light grey units with integrated hob/oven, fridge freezer and dishwasher, stairs and landing, three bedrooms and bathroom with white three piece suite. Sizeable laid to lawn rear garden with patio area, enclosed garden to the front, driveway to the side providing off street parking. Internal inspection highly recommended.

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>87</b>
(69-80) <b>C</b>	<b>75</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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