



## 44 MULBERRY GARDENS

GOOLE, DN14 5DG

£850 PER CALENDAR MONTH

Viewing is essential to appreciate this three bedroom mid terraced property having accommodation briefly comprising of:- gas central heating system, double glazing, entrance hall, lounge, kitchen with matching range of wall and base units, utility area, downstairs cloakroom/w.c, stairs and landing, three bedrooms and family bathroom. Enclosed rear garden with laid to lawn garden and paved patio, open plan to the front, driveway for 2 cars.

EPC: C





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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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