



23 BUTTERBUR DRIVE

GOOLE, DN14 6FE

£995 PER MONTH


Situated within this sought after residential estate a well appointed and spacious four bedroom detached property briefly comprising:- gas central heating system, double glazing, entrance hall, cloakroom/w.c lounge, dining room, study/play room, kitchen diner, stairs and landing, master bedroom with en-suite shower room, two bedrooms with fitted wardrobes, family bathroom, open plan garden area to the front elevation with off street parking, enclosed mainly laid to lawn rear garden with views over looking the cricket field.

Internal inspection highly recommended.

EPC: C





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			84
(69-80) C		73	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
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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