



## 26 HIGH STREET GOOLE, DN14 8QW

**£900 PER MONTH**

Nestled in the charming village of Rawcliffe, this delightful mid-terrace house on High Street offers a perfect blend of comfort and character. Built in 1900, the property boasts a rich history while providing modern conveniences for today's lifestyle. This lovely home features two well-proportioned bedrooms, making it ideal for small families, couples, or individuals seeking a peaceful retreat.

Upon entering, you are welcomed into a cosy reception room that exudes warmth, enhanced by two decorative fireplaces that add a touch of elegance and charm. The kitchen is equipped with essential appliances, ensuring that meal preparation is both convenient and enjoyable.

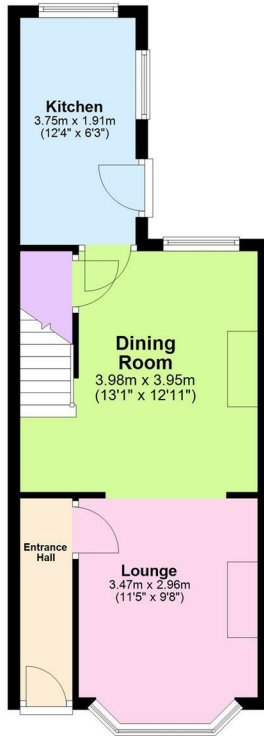
The property also benefits from an enclosed garden, providing a private outdoor space perfect for relaxation or entertaining guests. Additionally, parking is available, a valuable asset in this desirable location. The property benefits from gas central heating.



**Cartref Lettings**

L I C E N S E D   A G E N T

**Ground Floor**  
Approx. 37.3 sq. metres (401.2 sq. feet)



**First Floor**  
Approx. 35.3 sq. metres (380.1 sq. feet)



Total area: approx. 72.6 sq. metres (781.4 sq. feet)



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>		<b>58</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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