

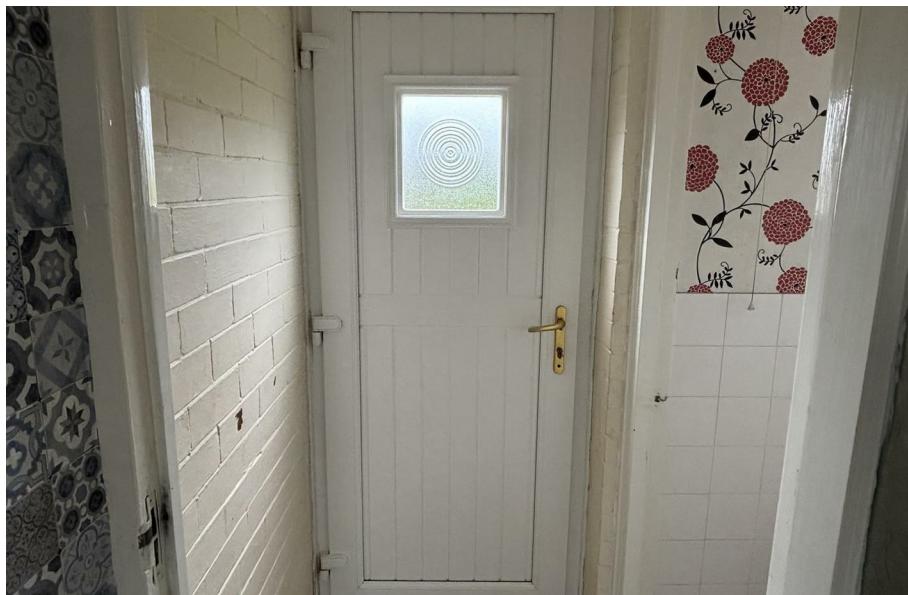
linkagency



**26, Kent Road, Goole, East Yorkshire, DN14 6TE**  
**£115,000**



- Super location
- Mature plants and well established shrubbery
- Through lounge
- Would benefit from light uplift having been rented for several years
- Enclosed gardens which are not overlooked to the rear
- Downstairs w.c
- Light and airy property throughout the day
- This property will make a fabulous home for someone



## Description

In need of moderate attention. Positioned in the quiet residential area of Kent Road, Goole, this delightful terraced house offers a perfect blend of comfort and tranquillity. With 713 square feet of living space, this property features two well-proportioned bedrooms and a modern bathroom, making it an ideal home for a small family or couple.

The ground floor has a welcoming through lounge. The property also includes a convenient downstairs cloakroom, enhancing its practicality for everyday living.

One of the standout features of this home is its beautifully maintained gardens, both at the front and rear. The rear garden, in particular, is a peaceful retreat, not overlooked by neighbouring properties, allowing for a sense of privacy and serenity. It enjoys an abundance of natural light, making it a garden lover's delight.

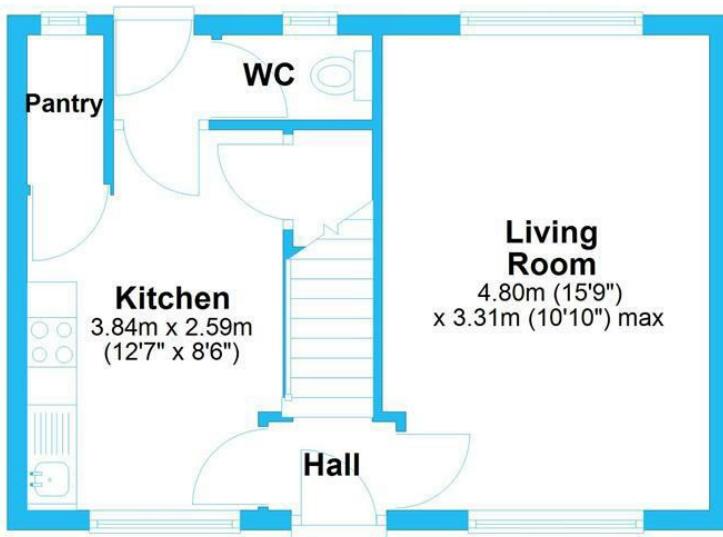
Situated on a quiet residential road, this property benefits from a superb location that combines the peace of suburban living with easy access to local amenities.

Built around the 1930s, this house has been lovingly cared for, retaining its character while offering modern comforts. If you are seeking a charming residence in a tranquil setting, this property on Kent Road is not to be missed.



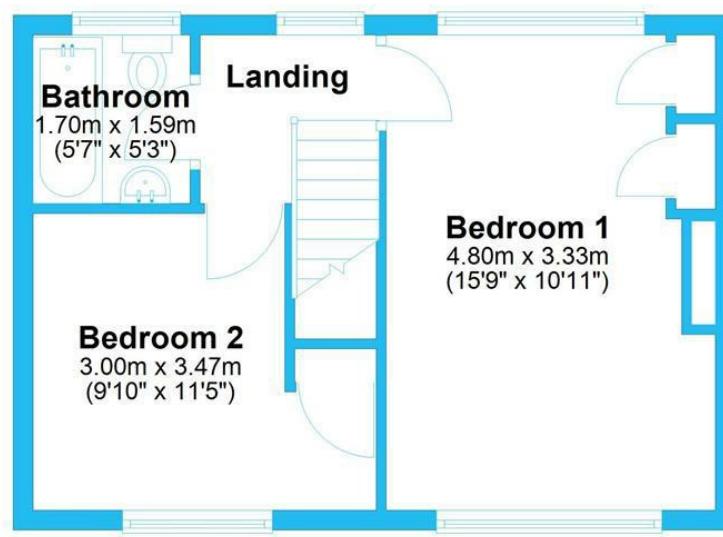
## Ground Floor

Approx. 33.1 sq. metres (356.6 sq. feet)



## First Floor

Approx. 33.1 sq. metres (356.6 sq. feet)



Total area: approx. 66.3 sq. metres (713.3 sq. feet)

**Council Tax Band: A**

**Tenure: Freehold**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



#### Viewing

Please contact our office on 01405 768401 to arrange an appointment.

or email: [enquiries@linkagency.co.uk](mailto:enquiries@linkagency.co.uk)

Link Agency, 93 Pasture Road, Goole, East Yorkshire, DN14 6BP,  
01405 768401

The Particulars are set out as a general outline only for the guidance of intended purchasers, and do not constitute any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.