

# linkagency



**84, Burlington Crescent, Goole, East Yorkshire, DN14 5EQ**  
**£88,000**





- No onward chain
- Has been lived in by a very considerate tenant who is due to vacate
- Close to town centre amenities
- Very clean and tidy throughout
- Good rental investment potential
- Tenant in situ, will vacate when buyer is found if required to



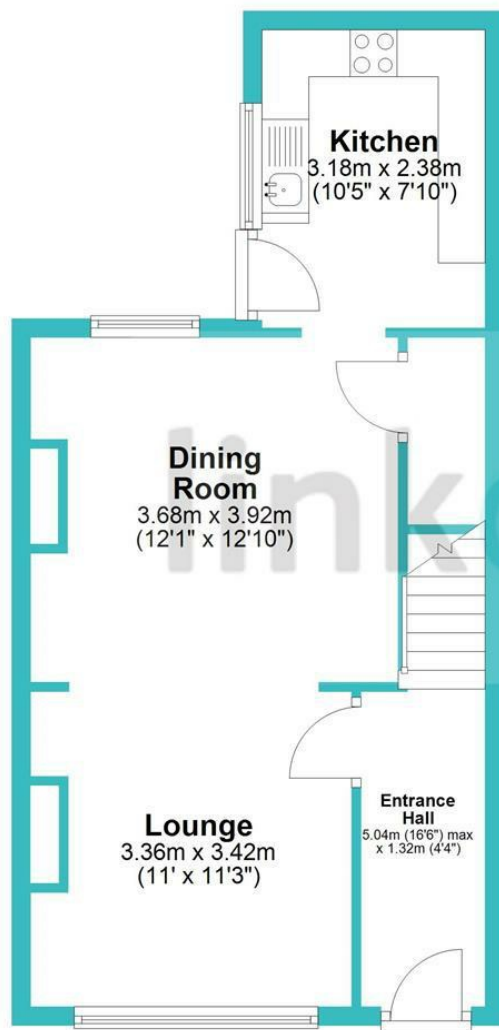
# Description

This terraced house on Burlington Crescent presents an excellent opportunity for both first-time buyers and seasoned investors alike. 912 square feet, the property has two reception rooms, providing plenty of downstairs space. The two bedrooms are of a good size, the bathroom is off the landing.

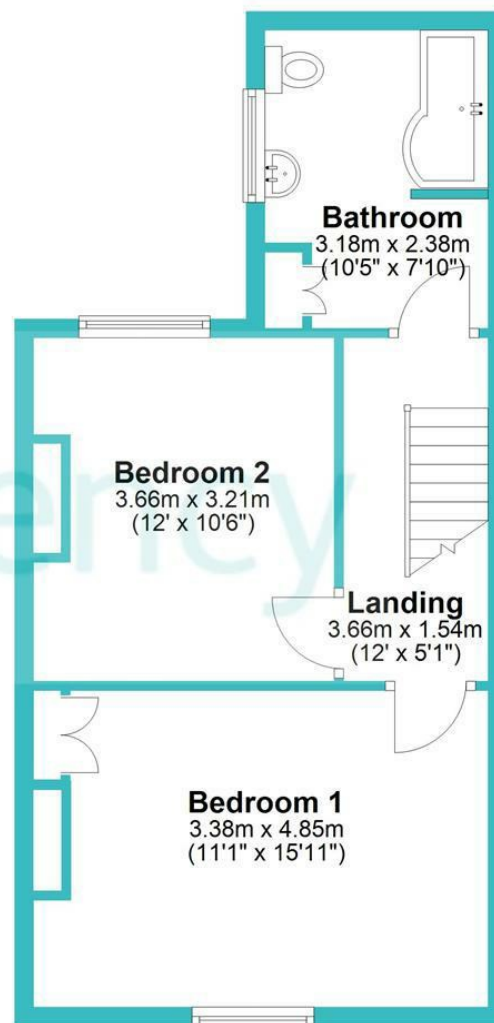
One of the features of this property is its proximity to the town centre regeneration area, which promises to enhance the local community and increase property values in the future. This makes it not only a delightful home but also a sound investment choice.

Offered with no onward chain, this home is ready for you to move in without delay. Whether you are looking to settle down or seeking a promising investment, this terraced house on Burlington Crescent is a remarkable find that should not be missed. Embrace the opportunity to make this property your own and enjoy all that Goole has to offer.

## Ground Floor



## First Floor



Total area: approx. 84.8 sq. metres (912.8 sq. feet)



Council Tax Band: A

Tenure: Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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		
England & Wales		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)

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The Particulars are set out as a general outline only for the guidance of intended purchasers, and do not constitute any part of a conduct. 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.