

# linkagency



**152, Pasture Road, Goole, DN14 6HF**  
**£112,000**





- Great location, close to amenities and transport links including the railway station
- Solid construction
- Good quality windows and doors
- Potential to increase energy efficiency to band B according to the EPC data
- Wonderful mature gardens
- Viewing exclusively through Link Agency





# Description

On Pasture Road where it meets Westfield Avenue, in the regeneration town of Goole, this delightful end-terrace house offers a wonderful opportunity for both families and investors alike. Offering a comfortable 893 square feet of living space, the property includes two generous reception rooms. With three bedrooms, two of which are good size doubles.

The house features a downstairs shower room. The spacious rooms throughout the property provide a sense of openness and comfort, making it an inviting home. The construction of the house is solid, reflecting a quality that stands the test of time.

One of the standout features of this property is its beautiful gardens, which have been lovingly cultivated over many years. These mature gardens offer a tranquil outdoor space, ideal for relaxation.

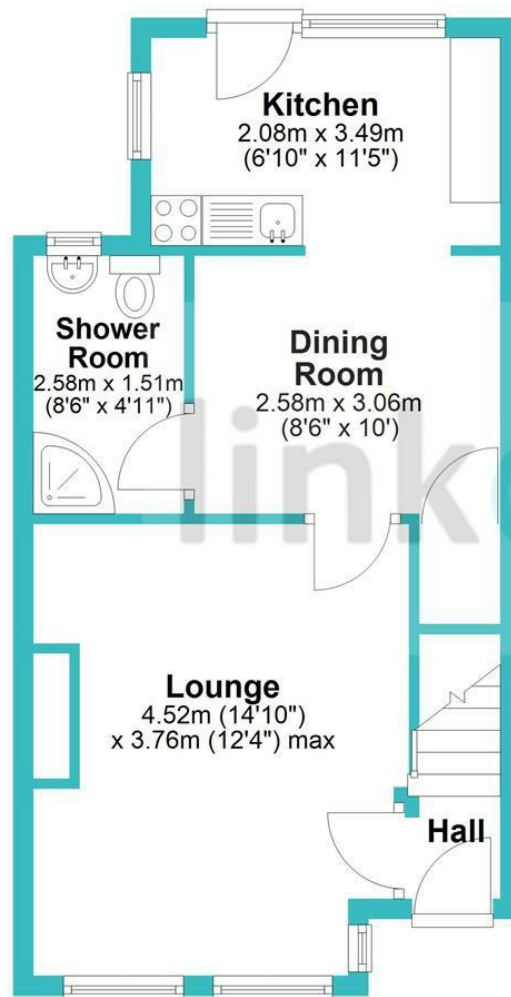
While the home is well-maintained, a touch of modernisation would enhance its appeal, allowing you to personalise the space to your taste. The updates required are purely cosmetic, making it an excellent opportunity to add value without extensive renovations.

Situated close to the centre of Goole, this property benefits from the ongoing £50 million regeneration project in the town, promising a bright future for the area. This is a fantastic chance to invest in a home that combines comfort, potential, and a prime location. Don't miss out on the opportunity to make this charming house your own.

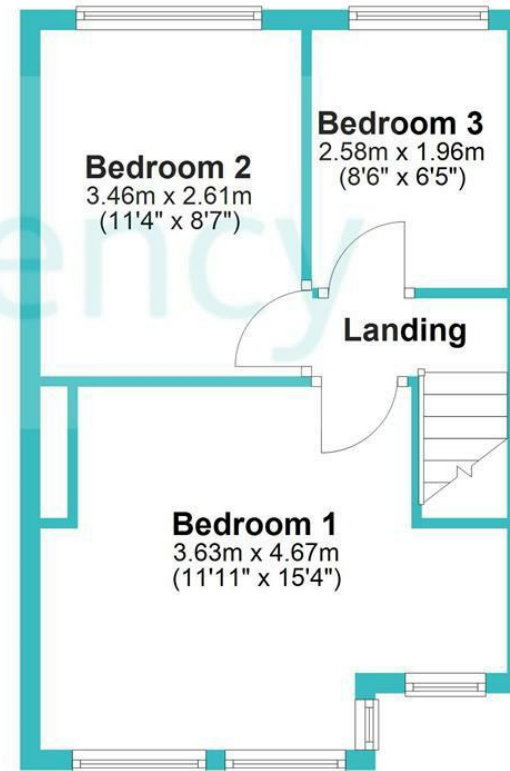




## Ground Floor




## First Floor



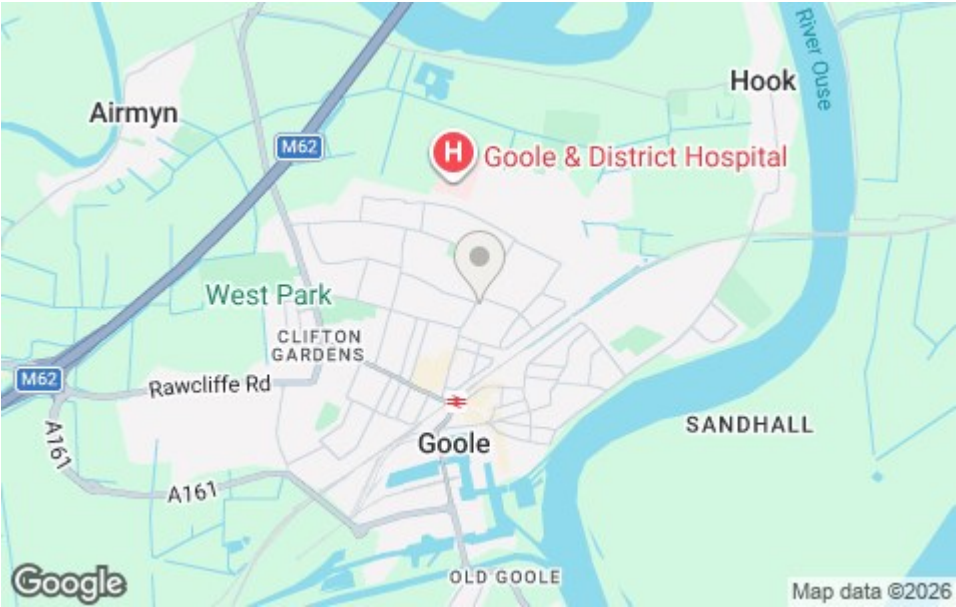
Total area: approx. 72.4 sq. metres (779.8 sq. feet)

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	59	
(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.