

linkagency



50, Marlborough Avenue, Goole, East Yorkshire, DN14 6JA
£89,950



- No onward chain
- Gas central heating
- Good investment property

- Modern kitchen
- Yard with off street parking to the rear
- Easy access to town centre



Description

Mid terrace property with through lounge/dining room. Modern kitchen with matching base and wall units, cooker and over head extractor fan. Good size bathroom with white suite and separate electric shower unit. Gas central heating. Yard with prefabricated garage/workshop to the rear. This property is considered to be in good condition. A new uPVC front door is due to be fitted. There is a hand built-in wardrobe in the front bedroom which was fitted by the skilled previous occupant. This house has been well maintained as a result of the previous occupants willingness to undertake work.



Approximate Gross Internal Floor Area = 75.7 sq m / 815 sq ft

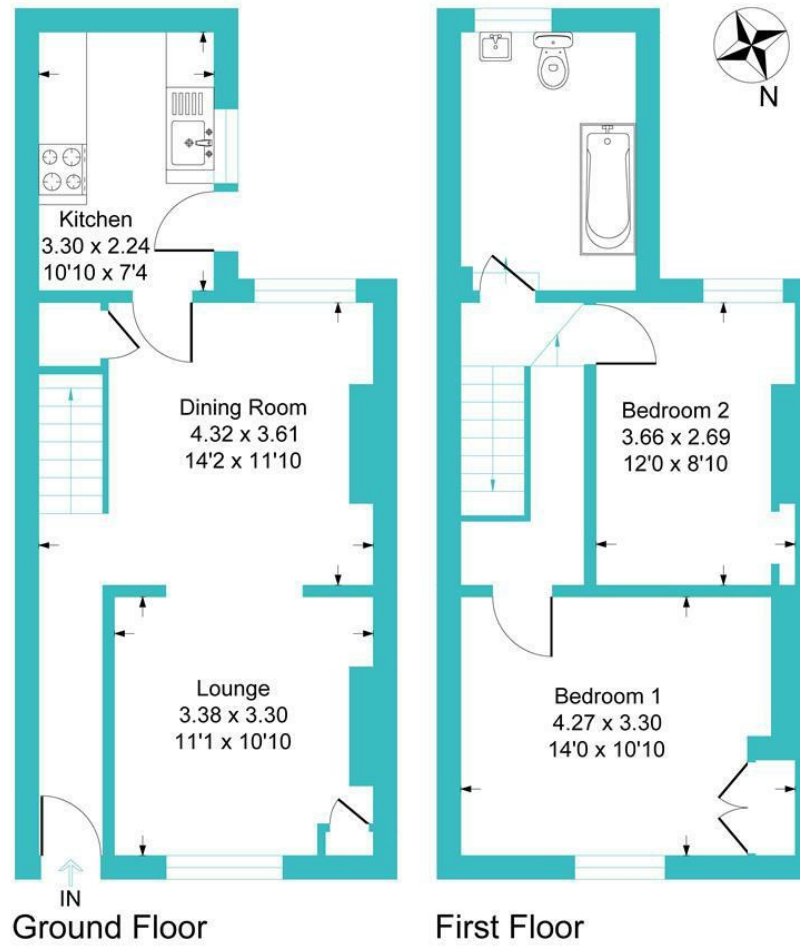




Illustration for identification purposes only, measurements are approximate, not to scale.

Council Tax Band: A

Tenure: Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	<div>65</div>	<div>83</div>
(81-91) B		
(69-80) C		
(55-68) D		
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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

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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.