



61 Marshfield Road, Goole, DN14 5JQ

Mid Terrace Property | Four Double Bedrooms | No Onward Chain | Multiple Reception Rooms | Ideal Investment Property

- Mid-Terrace Property
- Gas Central Heating
- Council Tax Band - A
- Ideal Investment
- Four Double Bedrooms
- Freehold Property
- No Onward Chain
- On Street Parking
- EPC Rating - E
- Multiple Reception Rooms

£130,000

Jigsaw Move are pleased to welcome you to this charming mid-terrace house located on Marshfield Road in Goole. Built in 1945, this property boasts a generous 1,572sq ft of living space, perfect for a growing family or those who love to entertain.

As you step inside, you are greeted by two spacious reception rooms that offer plenty of natural light, creating a warm and inviting atmosphere. The property features four double bedrooms, providing ample space for everyone in the family to have their own sanctuary.

One of the standout features of this home is the utility room complete with a convenient WC and shower, adding a touch of modern convenience to this property. The multiple reception rooms offer flexibility in how you choose to utilise the space, whether it be a cosy reading nook or a formal dining area.

The property is situated within the popular location of Goole. Goole hosts a range of local amenities including a buzzing high street with; shops, doctors, opticians, beauty parlours, super markets and restaurants. With its close proximity to all major networks, Goole is ideal when commuting to York, Leeds and Hull.

Being sold with no onward chain, this property presents an ideal investment opportunity for those looking to get on the property ladder. With its prime location and spacious layout, this house on Marshfield Road is just waiting for someone to come in and make it their own.

Don't miss out on the chance to own a piece of history in this vibrant town. Book a viewing today and envision the endless possibilities that this property has to offer.

GROUND FLOOR ACCOMMODATION

Entrance Vestibule

Entrance Hall

Lounge 12'10" x 12'1" (3.91m x 3.68m)

Dining Room 13'1" x 12'9" (3.99m x 3.88m)

Utility & Shower Room 9'2" x 8'6" (2.80m x 2.60m)

WC

Kitchen 9'11" x 8'6" (3.02m x 2.60m)

FIRST FLOOR ACCOMMODATION

Landing

Bedroom One 12'5" x 15'8" (3.78m x 4.77m)

Bedroom Three 12'9" x 9'8" (3.89m x 2.94m)

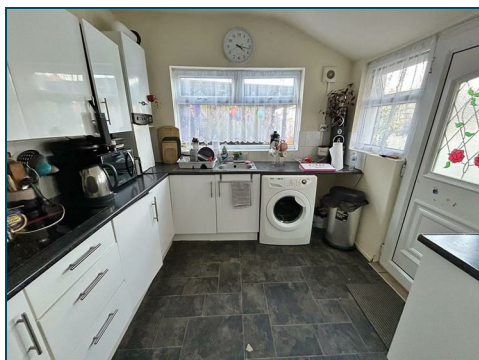
Family Bathroom 9'0" x 7'5" (2.75m x 2.27m)

SECOND FLOOR ACCOMMODATION

Landing

Bedroom Two 12'2" x 14'8" (3.72m x 4.48m)

Bedroom Four 10'0" x 8'7" (3.06m x 2.62m)



COUNCIL TAX

Please note that the council tax band for the property has either been advised by the owner or we have sought from online resources. Whilst we endeavour to ensure our details are accurate and reliable, we strongly advise to make further enquiries before continuing.

HEATING AND APPLIANCES

The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Jigsaw. The mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

MAKING AN OFFER

In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Jigsaw Move is required to verify the status of any prospective purchaser. This includes a financial standing of that purchaser and their ability to exchange contracts. To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD stc' each prospective purchaser will be required to demonstrate to 'Jigsaw Move' that they are financially able to proceed with the purchase of the property.

MEASUREMENTS

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture.

All measurements have been taken using a laser distance metre or sonic tape measure and therefore may be subject to a small margin of error.

OPENING HOURS

Monday – Friday 9.00am to 5.00pm Saturday – 9.00am – 1.00pm

PROPERTY DETAILS

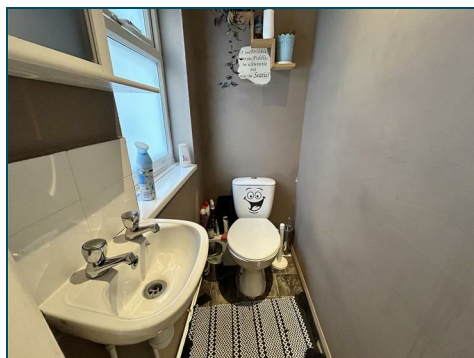
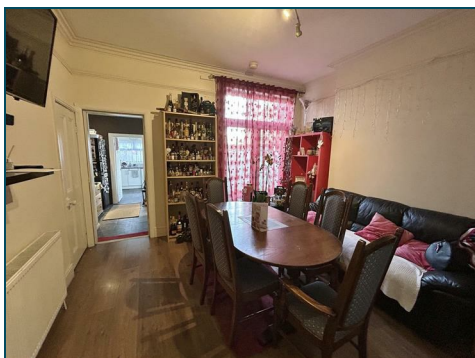
Whilst we endeavour to make our property details are accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers. Neither Jigsaw nor any of its employees or agents has any authority to make or give any representation or warranty whatsoever in relation to this property. In the area of Yorkshire and The Humber flood plains have been identified and coal mining has been carried out in the past in specific areas, therefore, we strongly advise that any prospective purchaser instructs an appropriate qualified person for the purposes of conveyancing to carry out searches on the property which include a local search with the Local Authority, a water and drainage search, an environmental search and a Chancel Repair Liability search. We also advise in certain cases other searches may be required such as a Coal Mining Search, Commons Registration Search which relates to Common Land, a Flood Search or a Planning Search. We would recommend that all the information that Jigsaw provide regarding this advertised property is verified by you or your legal representative. We do not inspect deeds and therefore any references or covenants etc need to be confirmed.

VIEWINGS

Strictly by appointment with the sole agents by contacting 01757 241123. If there is any point of particular importance to, that we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property. A full copy of the EPC for the property is available upon request.

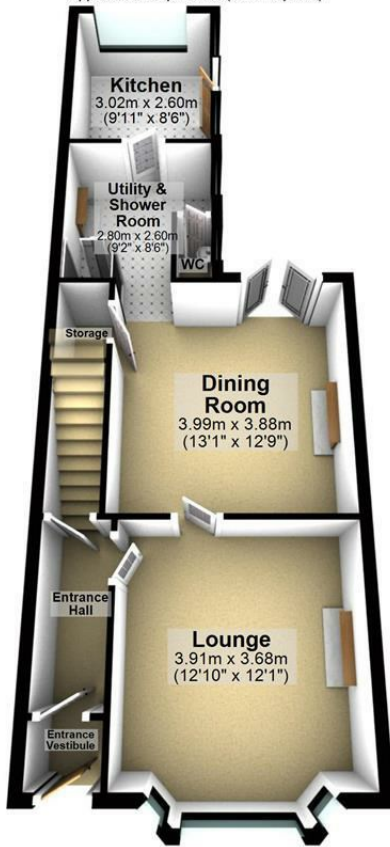
WINDOWS

Compliance with FENSA Building Regulations has not been sought by Jigsaw Move.



Ground Floor

Approx. 53.4 sq. metres (574.7 sq. feet)



First Floor

Approx. 45.1 sq. metres (486.0 sq. feet)



Second Floor

Approx. 28.5 sq. metres (306.3 sq. feet)



Total area: approx. 127.0 sq. metres (1367.0 sq. feet)

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
	46		81
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	



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