



Marshfield Road, Goole,



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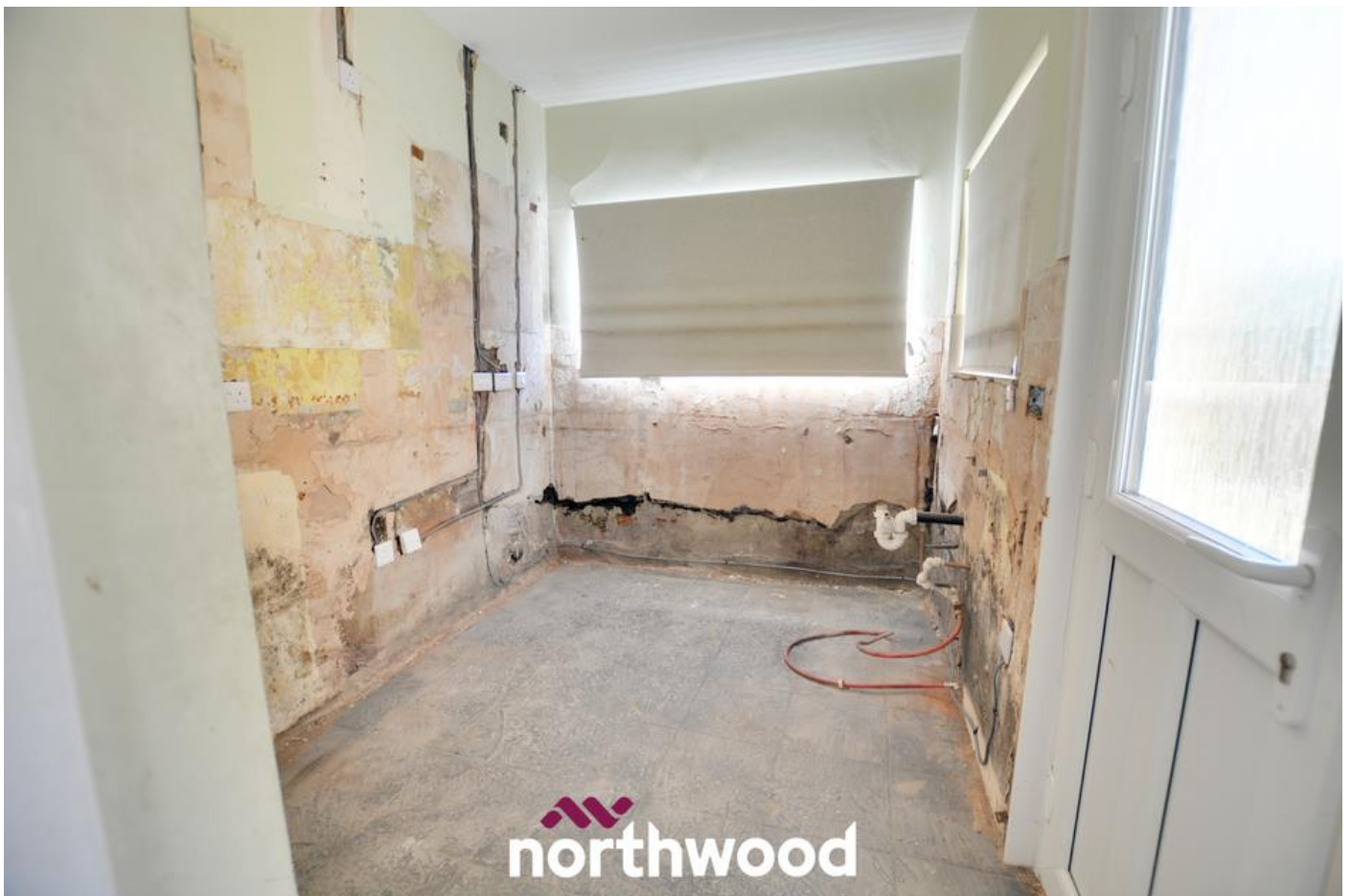
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Guide price £85,000

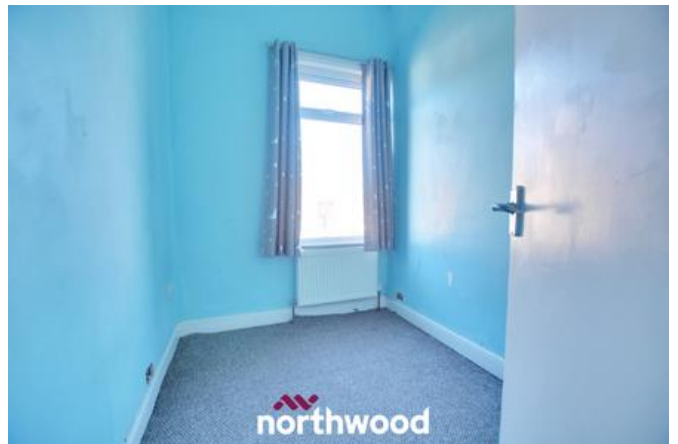
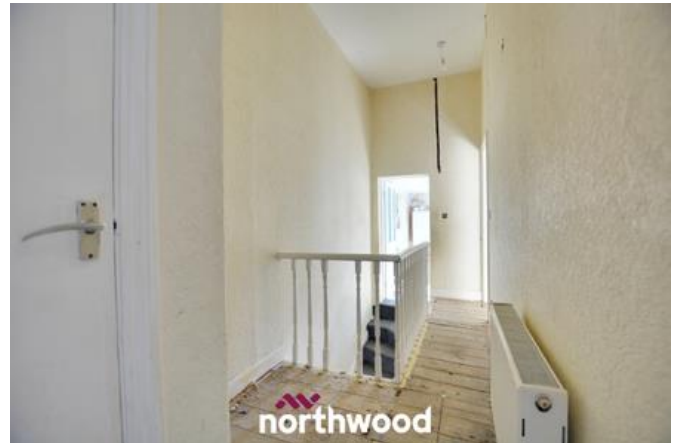
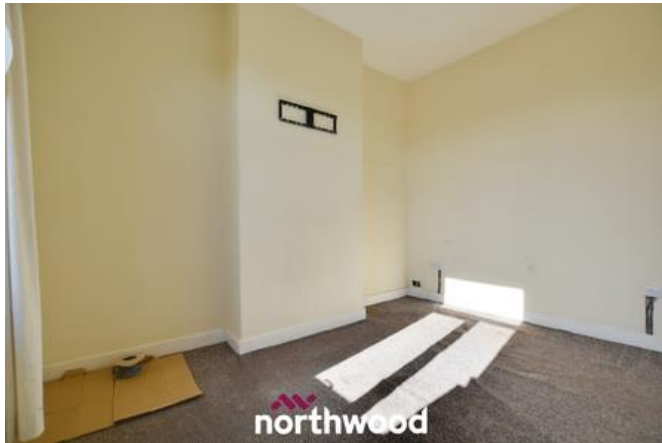
- MODERN METHOD OF AUCTION
- Ideal Investment
- Two Reception Rooms
- Enclosed Rear Garden
- Close to Local amenities
- Excellent Transport Links
- Freehold
- EPC rating D



This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

Offered for sale is this three bedroom mid terraced property in the heart of Goole having excellent local amenities and transport links. A blank canvas perfect for putting your own stamp on it!

On entering the property you are welcomed into the entrance hall having access to the lovely lounge and dining room, through to the kitchen (please note, no fitted kitchen) benefiting from understairs storage cupboard and door leading to rear garden. To the first floor there is three good sized bedrooms and the family bathroom.



Outside the property has on street parking to the front, to the rear is a small courtyard further leading to an enclosed rear garden mainly laid to lawn with mature trees and shrubbery and outhouses providing additional storage.

The property is ideally located being within walking distance to town centre and train station, and a short drive away to Junction 36 of the M62 making it easily accessible.

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £300.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

Entrance Hall

Living Room 3.61m x 3.64m (11'10" x 11'11")

Dining Room 4m x 3.65m (13'1" x 12'0")

Kitchen 3m x 2.11m (9'10" x 6'11")

Stairs and Landing

Bathroom 2.26m x 2.8m (7'5" x 9'2")

Bedroom One 3.03m x 3.94m (9'11" x 12'11")

Bedroom Two 2.8m x 3.67m (9'2" x 12'0")

Bedroom Three 2.8m x 2m (9'2" x 6'7")



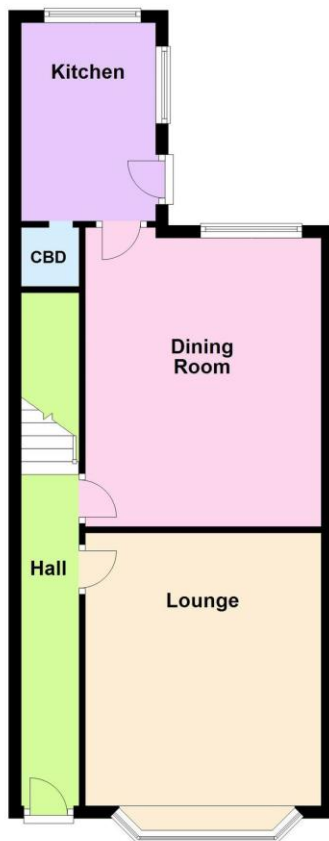


Disclaimer

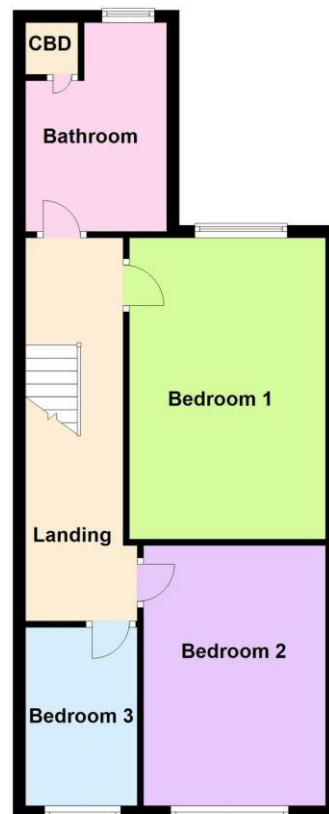
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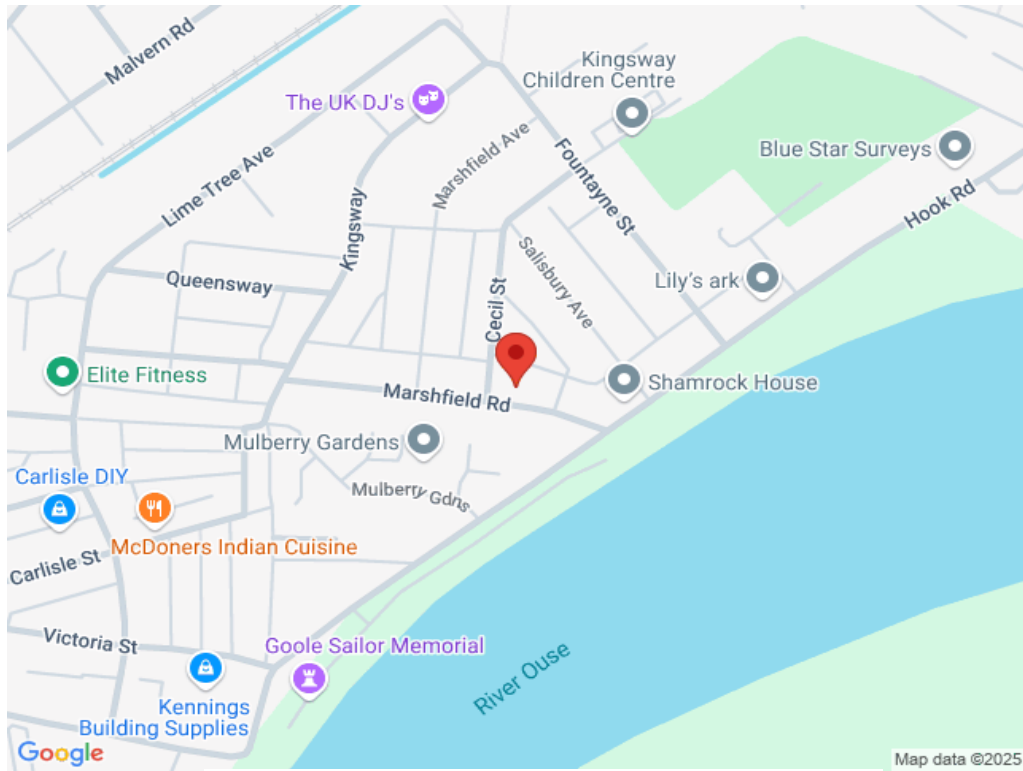
Disclaimer These details are intended to give a fair description only and their accuracy cannot be guaranteed nor are any floor plans (if included) exactly to scale. These details do not constitute part of any offer or contract and are not to be relied upon as statements of representation or fact. Intended purchasers are advised to recheck all measurements before committing to any expense and to verify the legal title of the property from their legal representative. Any contents shown in the images contained within these particulars will not be included in the sale unless otherwise stated or following individual negotiations with the vendor. Northwood have not tested any apparatus, equipment, fixtures or services so cannot confirm that they are in working order and the property is sold on this basis.

Ground Floor



First Floor





Northwood Thorne & Goole

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