

# linkagency



**35, Lime Tree Avenue, Goole, DN14 5HL**  
**£127,000**



- Three bedroom
- Off street parking
- No onward chain

- Semi detached house
- Modern bathroom
- Viewing recommended



# Description

Welcome to Lime Tree Avenue, Goole - A three-bedroom semi-detached house, with living room, spacious kitchen, and three well-proportioned bedrooms.

Built in 1950, The house features a modern bathroom complete with a convenient shower over the bath,.

One of the highlights of this property is the lovely gardens both at the front and rear. The presence of a driveway adds to the convenience, offering off-road parking for residents and guests alike.

With a total of 861 sq ft of living space, this house is an ideal first home for those looking to step onto the property ladder. Don't miss the opportunity to make this semi-detached house your own and enjoy the comforts and warmth it has to offer.

Directions: leaving our office on Pasture Road turn left at the lights, over the crossing and follow the road round to the left, eventually turning left onto Lime Tree Avenue where the property is on the left hand side and can be identified by our Link Agency For Sale Board.



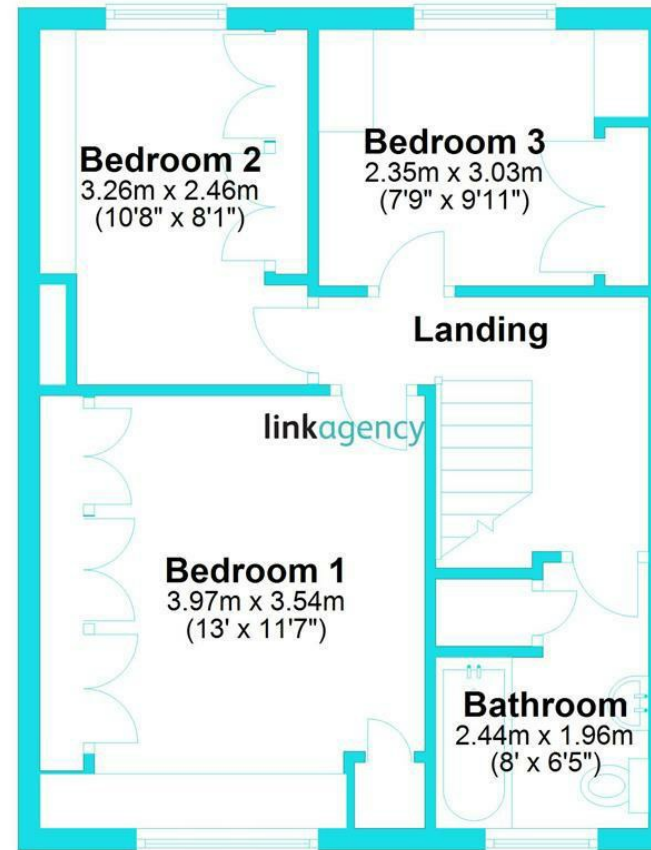
## Ground Floor

Approx. 32.6 sq. metres (351.2 sq. feet)



## First Floor

Approx. 41.0 sq. metres (441.3 sq. feet)





Total area: approx. 73.6 sq. metres (792.5 sq. feet)

This image is the property of Matrix consultancy (UK) Limited T/A Link Agency  
Plan produced using PlanUp.

**Council Tax Band: A**

**Tenure: Freehold**

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	88
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
68	
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)

Link Agency, 93 Pasture Road, Goole, East Yorkshire, DN14 6BP, 01405 768401

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