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8, Westfield Avenue, Rawcliffe, Goole, DN14 8RA
£145,000



- No onward chain
- Gas central heating
- Gardens front and back

- Quiet location
- Modern double glazing
- Open views of playing fields to the rear



Description

**** NEW PRICE****To be found in the tranquil village of Rawcliffe, this charming terraced house on Westfield Avenue presents an excellent opportunity for both first-time buyers and those seeking a peaceful retirement. With three well-proportioned bedrooms and two inviting reception rooms, this property offers ample space for comfortable living.

The house has a bathroom that caters to all your needs, while the open views of the surrounding recreation land enhance the sense of serenity that this rural location provides. The property is ideally situated close to the town of Goole, ensuring that you have easy access to local amenities and services, whilst still enjoying the benefits of village life.

This home is not only a delightful place to live but also presents potential for improvement, allowing you to personalise the space to your taste. Whether you envision modernising the interiors or enhancing the outdoor areas, the possibilities are endless.

In summary, this terraced house on Westfield Avenue is a wonderful opportunity to embrace a peaceful lifestyle in a great setting, making it an ideal choice for those looking to start their journey in homeownership or seeking a quiet retreat in their later years. Do not miss the chance to make this property your own.



Approximate Gross Internal Floor Area = 81.3 sq m / 876 sq ft

Outbuilding Area = 9.5 sq m / 103 sq ft

Total Area = 90.8 sq m / 979 sq ft

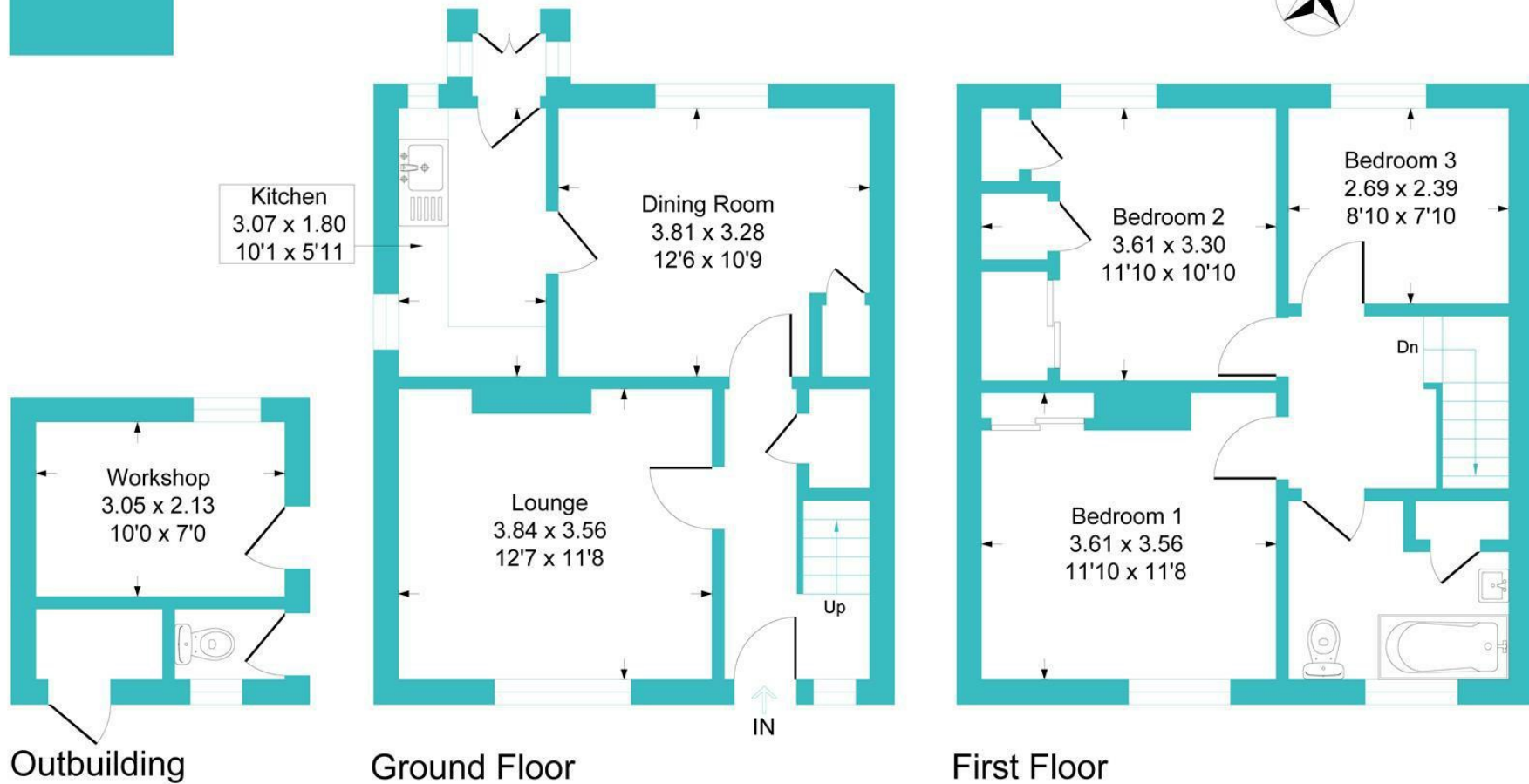





Illustration for identification purposes only, measurements are approximate, not to scale.

Council Tax Band: A

Tenure: Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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	60	83
(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.