

linkagency



**65, Marlborough Avenue, Goole, DN14 6JB**  
**£120,000**



- Business Opportunity
- Good condition
- Total rent roll £24,500 annually (pro rata)

- Good standard fixtures
- Generating £18,000 profit per year when fully occupied
- Central location a short walk to train station



# Description

Business Opportunity. Netting £1,500 (p.c.m) after expenses (according to the owner's records) when fully occupied with each of the four bedrooms rented out this unit is generating a consistent monthly profit. The owner is selling to raise funds for another venture.

Briefly comprising four bedrooms, one of which is downstairs. Lounge/common area. Modern kitchen having been fitted in the last two years. There are two shower rooms each with a toilet. The property was ran as an HMO for several years and has been greatly improved since the current owner bought it roughly two years ago.

The decorative standard is good and the fixtures are good quality and have been cared for. The asking price has been set to reflect the amount of work and money that has been invested to create a comfortable home for four individuals to share facilities.



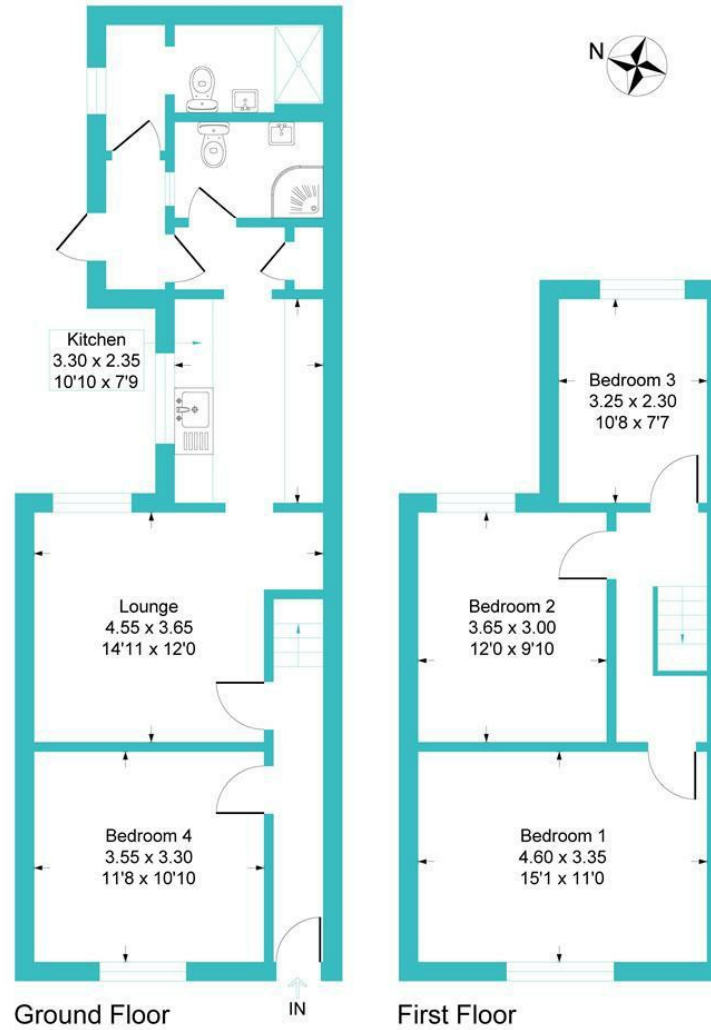




Illustration for identification purposes only, measurements are approximate, not to scale.

**Council Tax Band: A**

**Tenure: Freehold**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	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)

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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 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.