

linkagency



Oak Avenue, Goole, Goole
£135,000



46 Oak Avenue

DN14 5UU, Goole

- No onward chain, offered with immediate vacant possession
- Tucked into a quiet corner
- Parking to the front away from the road
- Modern design and build quality
- Clean and tidy decor throughout
- Gas central heating
- Easy access for Goole and the M62 to cities such as Leeds, York, Sheffield and Hull

Ideal for a first time buyers or retiring couple, this modern terraced house offers a delightful blend of comfort and convenience. Built in 2011, the property offers 818 square feet of accommodation and features a well-designed layout that includes one reception room, a kitchen and cloakroom, three upstairs bedrooms, and a contemporary bathroom.

The home is presented in immaculate condition, showcasing a clean and tidy aesthetic that is both inviting and stylish. Its modern design ensures that it is not only visually appealing but also low maintenance, making it an ideal choice for families or individuals seeking a hassle-free living experience. Additionally, the property is energy-efficient, with the potential for further enhancements, allowing for both comfort and cost savings.

Located in a development of quiet family homes, this property benefits from a peaceful environment while still being conveniently close to essential amenities. The easy access to the M62 at Goole Junction 36 makes commuting a breeze, connecting you to nearby towns and cities.

Goole itself is undergoing a regeneration, attracting inward investment that promises to enhance the local community and its facilities. This makes the area not only a lovely place to live but also a wise investment for the future.

In summary, this terraced house on Oak Avenue is a fantastic opportunity for those looking for a modern, energy-efficient home in a developing area. With its appealing design and convenient location, it is sure to attract interest from a variety of buyers.



Location and EPC Graph



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B		
(69-80) C	80	
(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 	



Extra Info

Council tax band: A

To arrange a viewing please register your interest on our website via the tenancy application.

For additional information please contact our office on 01405 768401 or email: enquiries@linkagency.co.uk



Floorplan

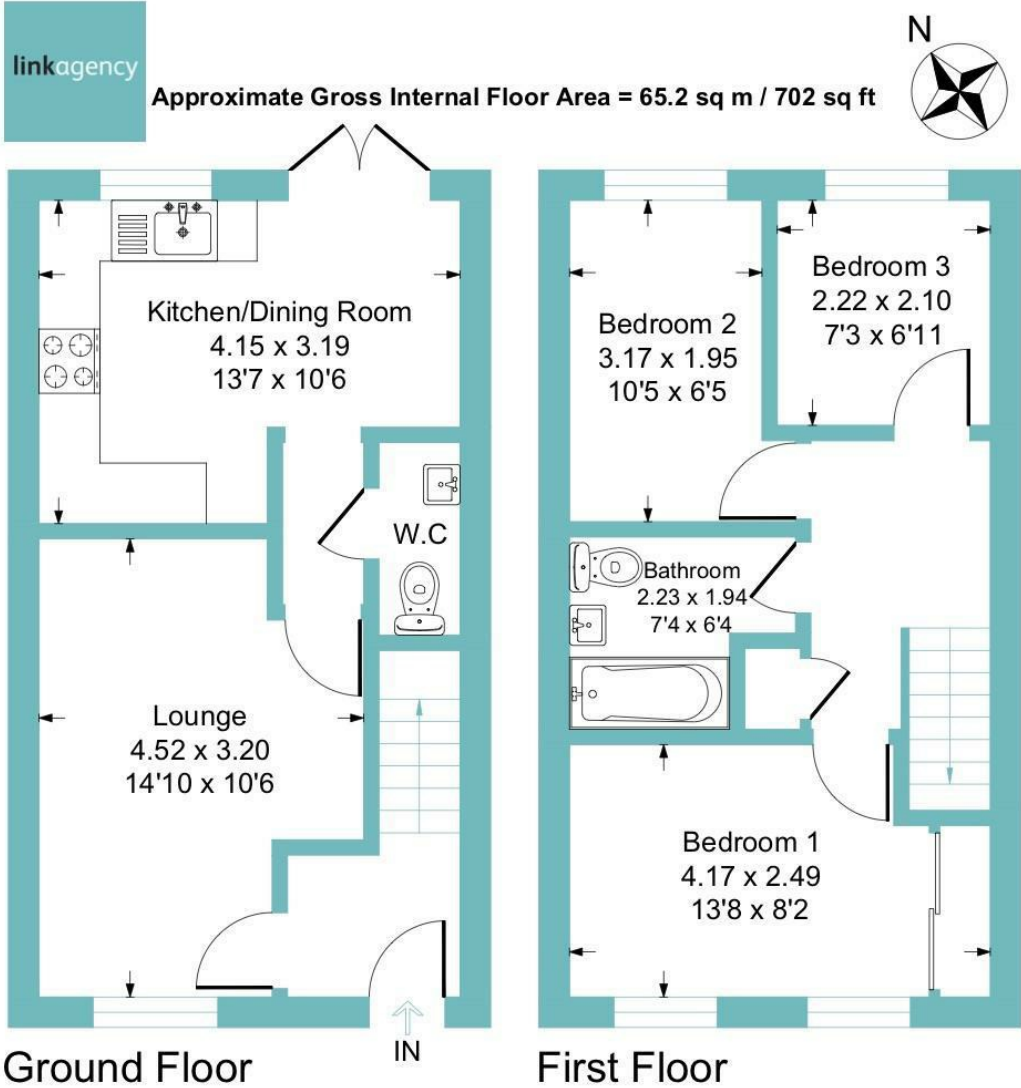


Illustration for identification purposes only, measurements are approximate, not to scale.