



Lime Tree Avenue, Goole DN14 5HU

welcome to

Lime Tree Avenue, Goole

This semi-detached home on Lime Tree Avenue, Goole offers great potential with a spacious layout, generous garden, and shed/bar with electricity. A perfect first home or buy-to-let opportunity at a fantastic price.



This semi-detached home on Lime Tree Avenue in Goole presents a fantastic opportunity for first-time buyers or investors. Set behind a large brick-walled driveway, the property offers generous outdoor space and side access to the rear garden. Inside, the entrance hall features lino flooring and leads to a spacious lounge with carpet flooring, a front-facing window, space for a dining table, and access to the kitchen and conservatory. The kitchen includes wall and base units, laminated flooring, a rear window, and an understairs storage cupboard, with access to a utility room that also has laminated flooring and a side window.

The conservatory is bright and welcoming, with lino flooring and French doors opening to the rear garden. Outside, the garden is designed for entertaining and relaxation, featuring a large decking area, artificial lawn, patio seating space, and a shed/bar with electricity. This home is a blank canvas ready for renovation, offering lots of potential at a great price and making it an ideal buy-to-let investment or starter home.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Hall

Lounge

13' 3" x 9' 5" (4.04m x 2.87m)

Kitchen

8' 10" x 8' 1" (2.69m x 2.46m)

Utility Room

8' 10" x 4' 5" (2.69m x 1.35m)



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welcome to Lime Tree Avenue

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- GREAT FIRST TIME BUYER & INVESTOR PROPERTY
- Semi-detached House.

Tenure: Freehold EPC Rating: C
Council Tax Band: B

guide price
£140,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
SEL108703 - 0003

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