



6 Adeline Street  
Goole, DN14 6DN

**Asking Price Of £100,000**  
**INVESTMENT OPPORTUNITY**

# Property Features

- Terrace House in popular location close to Town Centre
- Lounge & Dining Kitchen
- Bathroom & 2 Double Bedrooms
- Gas CH, New UPVC DG, Potential Parking & Gardens
- For Sale with Tenant in Situ paying £650 pcm

## Full Description

### SITUATION

From the Railway Crossing traffic lights in the centre of Goole take Pasture Road. At the mini roundabout turn left into Centenary Road. Take the first left turn into Adeline Street where the property will be found on the left handside clearly marked by one of our distinctive For Sale boards.

### THE PROPERTY

This consists of an Inner Terrace House being situated in a popular location close to the Town Centre and all local amenities. The refurbished accommodation which has also been redecorated presently comprises:

### GROUND FLOOR

#### ENTRANCE

UPVC front door leading to:

#### LOUNGE 14' 6" x 12' 0" (4.42m x 3.66m)

Radiator

#### DINING KITCHEN 14' 0" x 12' 0" (4.27m x 3.66m)

Range of units comprising sink unit, base units with worktops and wall cupboards. Built in oven and hob with chimney extractor over. Plumbing for auto washer. Radiator, part ceramic tiled walls, stairs to the first floor and UPVC door to rear garden.

#### BATHROOM

White suite comprising panelled in bath, pedestal washbasin and low flush WC. Electric shower overbath. Radiator and part ceramic tiled walls.





## FIRST FLOOR

### LANDING

This is approached via the staircase from the Dining Kitchen and opening from the Landing are:

### FRONT BEDROOM 13' 0" x 12' 0" (3.96m x 3.66m)

Radiator.

### REAR BEDROOM 10' 6" x 8' 9" (3.2m x 2.67m)

Radiator and cupboard housing gas central heating boiler.

### TO THE OUTSIDE

Potential Off Street PARKING SPACE to rear with access from the Lane at the rear.

Forecourt garden.

Enclosed garden to rear, lawned area and patio area.

### SERVICES

It is understood that mains drainage, mains water, electricity and gas are laid to the property. There is gas fired central heating to radiators and new UPVC framed double glazed windows throughout.

None of the services or associated appliances have been checked or tested.

### COUNCIL TAX

It is understood that the property is in Council Tax Band A, which is payable to the East Riding of Yorkshire Council.

### INVESTMENT OPPORTUNITY

It should be noted that the property is being offered For Sale with the existing Tenants in situ and therefore is an ideal Buy To Let Investment Opportunity as 6 Adeline Street is currently Let on a Fixed Term Tenancy which runs until 23rd July 2025 at a Rent of £650 per calendar month.

### VIEWING

Should you wish to view this property or require any additional information, please ring our Goole Office on 01405 762557.



OFFER PROCEDURE

If you are interested in this Property and wish to make an Offer then this should be made to the Townend Clegg & Co Office dealing with the Sale. I would point out that under the Estate Agency Act 1991, you will be required to provide us with the relevant Financial Information for us to verify your ability to proceed with the purchase, before we can recommend your Offer to the Vendor. It will also be necessary for you to provide Proof of Identification in order to adhere to Money Laundering Regulations.

PROPERTY TO SELL

Take advantage of our very competitive fees, ring 01405 762557 to arrange your Free Marketing Advice and Appraisal.

WHETHER BUYING OR SELLING LET US SMOOTH THE PATH TO YOUR NEW HOME.

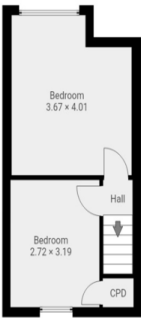
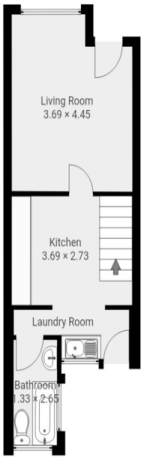
ENERGY PERFORMANCE GRAPHS

An Energy Performance Certificate is available to view at the Agent's Offices and the Energy Efficiency Rating and Environmental (CO2) Impact Rating Graphs are shown.

FLOOR PLANS

These floor plans are intended as a guide only. They are provided to give an overall impression of the room layout and should not be taken as being scale drawings.

Score	Energy rating	Current	Potential
92+	A		92   A
81-91	B		
69-80	C		
55-68	D	64   D	
39-54	E		
21-38	F		
1-20	G		



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. EPC247 DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements