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**21, Riversdale Drive, Goole, DN14 5LJ**  
**£220,000**



- Great location, being arguably one of the town's prime neighbourhoods
- Aesthetically appealing property
- Enormous loft space with impressive headspace due the roof design
- Very good development potential
- Brick built single garage



# Description

\*\*\*With extensive open loft space. Situated in the charming residential area of Riversdale Drive, Goole, this delightful, detached bungalow offers a wonderful opportunity for families. With three spacious bedrooms and a bathroom, this property has internal floor area 1,018 square feet, not including the garage, providing ample living space for comfortable everyday living.

Constructed in the 1950's and only ever having had one owner. The generous garden is a feature. Additionally, the property has a driveway and a single detached garage, ensuring convenient parking and storage options.

One of the standout aspects of this bungalow is its development potential, as evidenced by similar neighbouring properties. This opens up exciting possibilities for those looking to enhance or expand their living space in the future.

Situated close to Hook Road, residents will appreciate the proximity to the riverside park and bandstand. With no onward chain, allowing for a smooth and swift transaction.

In summary, this bungalow on Riversdale Drive presents a fantastic opportunity to acquire a charming home in a desirable location, with great potential for future development. Whether you are looking to settle down or invest, this property is certainly worth considering.



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Approximate Gross Internal Floor Area = 94.5 sq m / 1018 sq ft

Garage Area = 12.4 sq m / 134 sq ft

Total Area = 106.9 sq m / 1152 sq ft

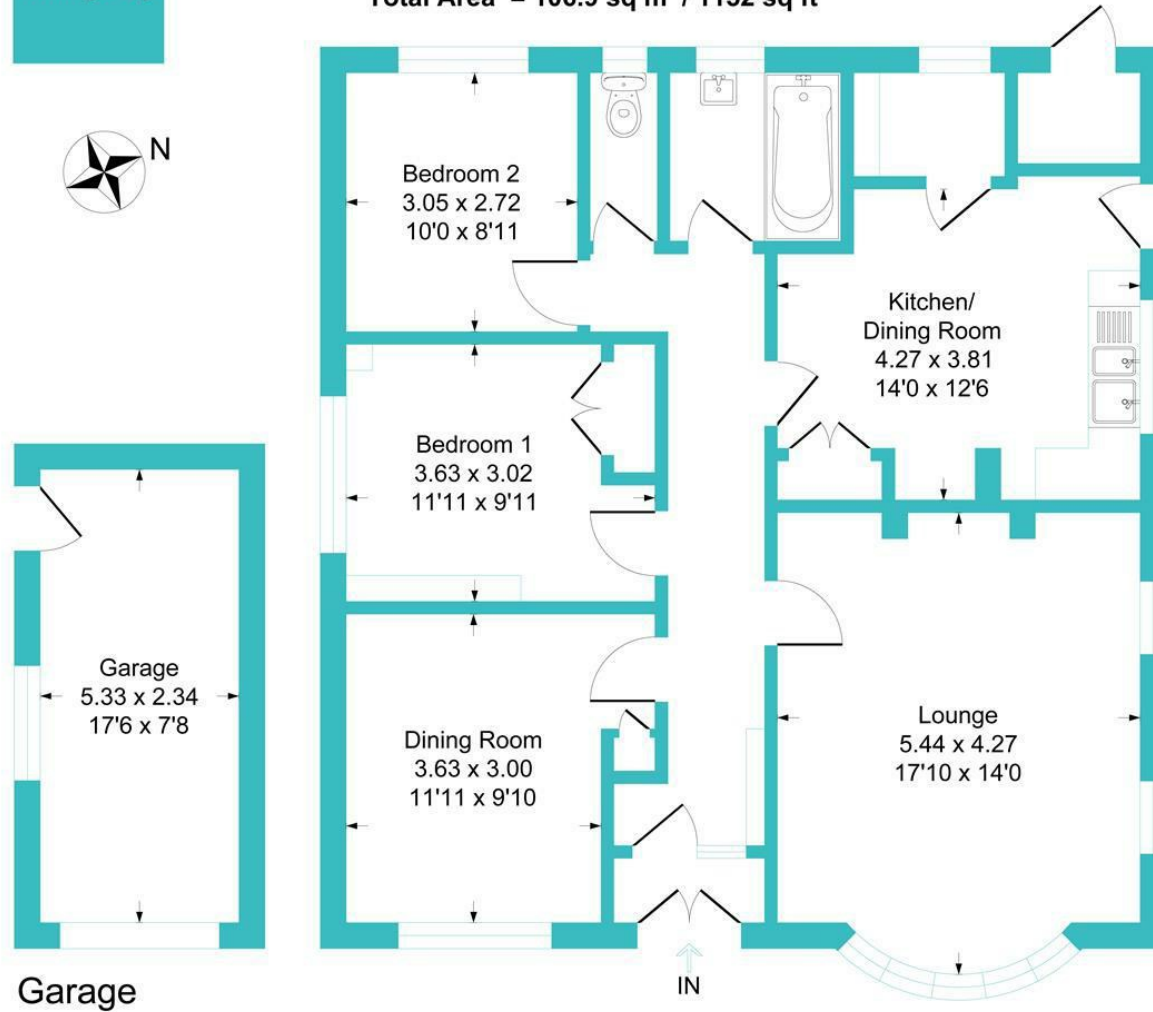




Illustration for identification purposes only, measurements are approximate, not to scale.

**Council Tax Band: D**

**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.