

# linkagency



**16, Fourth Avenue, Goole, DN14 6JE**  
**£105,000**



- Laid out over three floors
- Would benefit from investment
- Appears to be structurally sound

- Downstairs bathroom with sliding door
- Town centre within easy reach



# Description

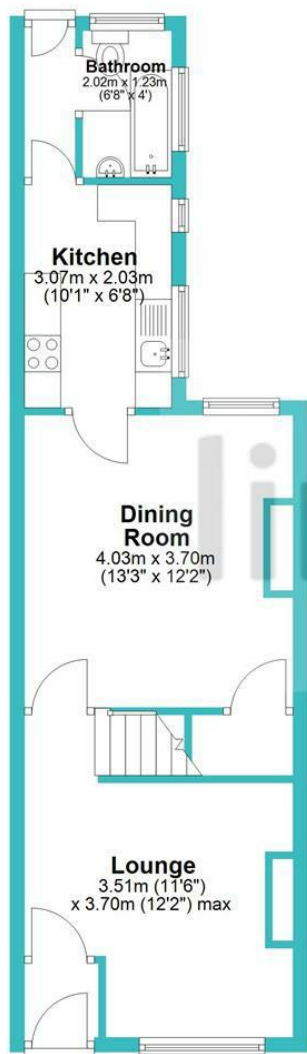
Situated in Goole on Fourth Avenue, this traditional terraced house presents a wonderful opportunity for those seeking a home with potential. Three bedrooms, including a unique loft space, this layout is ideal for families or individuals looking for extra room.

The house features a downstairs bathroom. The enclosed garden to the rear offers a private outdoor space, perfect for relaxation. While the property would benefit from some renovation, it provides a blank canvas for you to create your dream home tailored to your tastes.

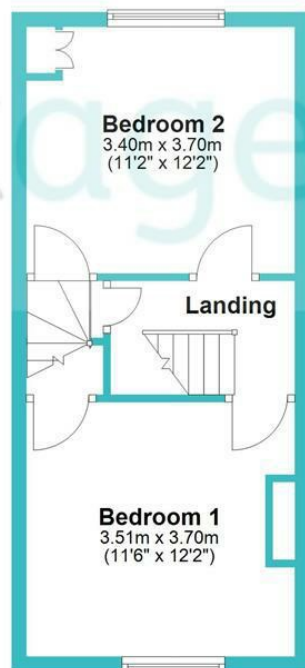
Being close to the centre of town, with easy access to local amenities, shops, and transport links, enhancing the appeal of this location. This property is not just a house; it is a chance to invest in a home that can be transformed into a personal sanctuary. With its traditional charm and potential for modernisation, this terraced house is a must-see for anyone looking to make their mark in Goole.



### Ground Floor



### First Floor




### Second Floor




Total area: approx. 89.4 sq. metres (961.9 sq. feet)

**Council Tax Band:**

**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		
	69	79
<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.