

# linkagency



**60, Edinburgh Street, Goole, DN14 5EH**  
**£84,950**





- Potential for renovation offered with vacant possession
- On street parking to the front
- Gas central heating in full working order
- Good area for investment
- Enclosed yard area to the rear





# Description

This terraced house presents an excellent opportunity for those seeking a project to restore a property to its former glory. Built between 1900 and 1909, this home boasts a rich history and character, offering a unique canvas for creative minds.

Comprising 693 square feet of living accommodation and an enclosed yard area.

The absence of an onward chain means that prospective buyers can enjoy a smooth transition with vacant possession, allowing immediate attention.

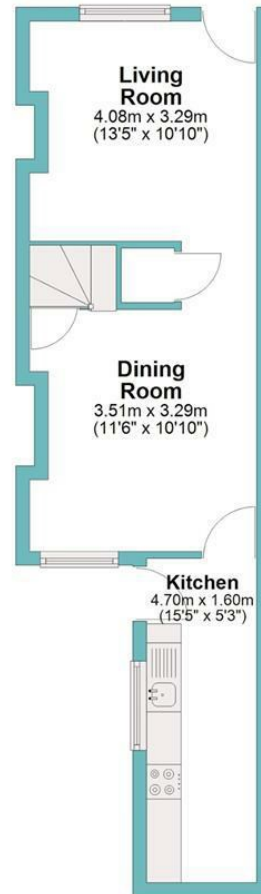
While the property requires some cosmetic work to restore it to its full potential, it is equipped with modern central heating. This presents a fantastic opportunity for buyers looking to personalise their living space and add value to their investment.

In summary, this terraced house on Edinburgh Street is a promising prospect for those with a vision for renovation. With its prime location in Goole and the potential for transformation, it is an ideal choice for first-time buyers, investors, or anyone looking to create a home tailored to their tastes.



### Ground Floor

Approx. 32.2 sq. metres (346.6 sq. feet)



### First Floor

Approx. 32.2 sq. metres (346.6 sq. feet)





Total area: approx. 64.4 sq. metres (693.2 sq. feet)



Council Tax Band: A

Tenure: Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	<div>66</div>	<div>86</div>
(81-91) B		
(69-80) C		
(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 

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		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)

Link Agency,93 Pasture Road, Goole, East Yorkshire, DN14 6BP,  
01405 768401

The Particulars are set out as a general outline only for the guidance of intended purchasers, and do not constitute any part of a conduct. 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.