

linkagency



Silvertree Walk, Goole, East Yorkshire

£118,000



# 16 Silvertree Walk

## DN14 5XW, East Yorkshire

- Located off Hook Road in Goole a town which is benefitting from regeneration
- In a popular residential area which is family friendly
- Gas central heating
- Off-road parking
- This property is modern and would make a very good investment or first time purchase
- Modern kitchen and bathroom as well as being double glazed throughout
- No onward chain
- Front and back gardens

Located on Silvertree Walk, Goole, this semi-detached house offers practical accommodation in an established residential area. The property provides approximately 574 sq ft of internal space and includes two bedrooms and one reception room, making it suitable for couples, small households/down-sizing, or buy-to-let investors.

The layout is straightforward and functional, with modern, tidy décor throughout. The kitchen and bathroom are fitted with contemporary units, allowing the property to be occupied or let without the need for immediate improvement works.

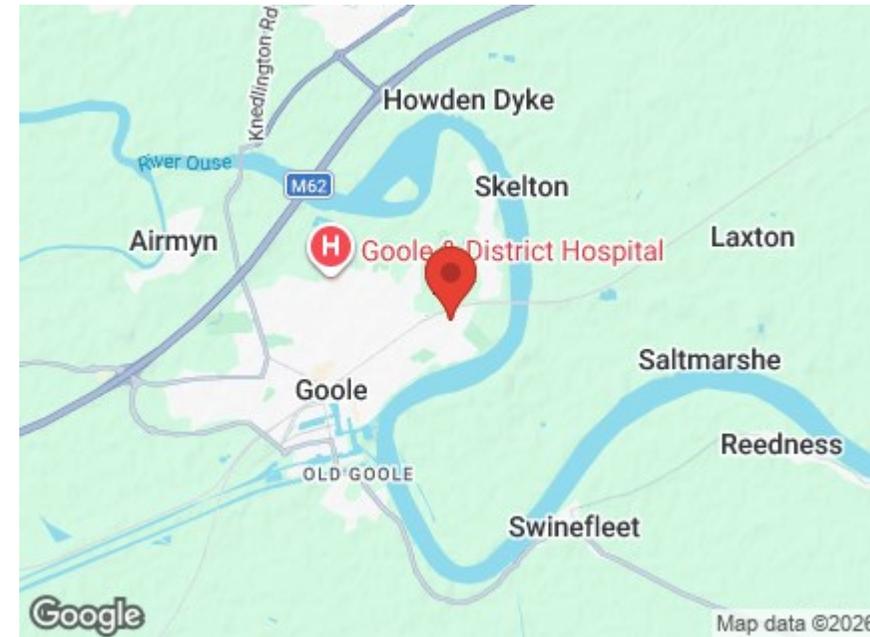
Externally, the property benefits from a front and back gardens and off-road parking to the rear. It is offered with vacant possession and no onward chain, which may appeal to both owner-occupiers and investors seeking a smooth transaction.

There are several primary schools within the area, including Boothferry Primary School Parkside Primary School and Hook C Of E Primary School, with secondary education provided by Goole Academy.

Goole town centre and Goole railway station are within easy reach, offering regular services to Hull, Doncaster, and Leeds. The M62 motorway is also easily accessible, providing convenient links to Hull, Leeds, and the wider motorway network.



## Location and EPC Graph



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</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	



# Extra Info

Council tax band: A

To arrange a viewing please register your interest on our website via the tenancy application.

For additional information please contact our office on 01405 768401 or email: [enquiries@linkagency.co.uk](mailto:enquiries@linkagency.co.uk)



# Floorplan

**Ground Floor**



**First Floor**



Total area: approx. 53.4 sq. metres (574.7 sq. feet)