

linkagency



Marshfield Avenue, Goole, East Yorkshire

£114,000



94 Marshfield Avenue

DN14 5JH, East Yorkshire

- Enclosed garden to the rear
- Drop kerb to the front with parking off road
- Very close to Kingsway school and the river bank park
- No onward chain offering the possibility of a rapid transaction
- Gas central heating having been annually safety checked
- Modern uPVC windows

Located on Marshfield Avenue in the town of Goole, this delightful end-terrace house presents an excellent opportunity for both first-time buyers and investors alike. The property has two well-proportioned bedrooms and a comfortable reception room, providing ample space for relaxation and family gatherings.

The house features a neatly enclosed rear garden, adorned with mature shrubs and a convenient shed, creating a tranquil outdoor space that is not overlooked, ensuring privacy for your enjoyment. Additionally, the property benefits from an off-road parking space at the front, along with a footpath leading to a side access gate, enhancing convenience.

Having been rented to a family for several years, this home has been looked after and had regular checks and is now ready for new occupants. It is ideally situated close to Kingsway School, making it a perfect choice for families with children. Furthermore, a short stroll will take you to the picturesque park at Hook Road, where you can enjoy the lovely Victorian bandstand and indulge in treats from the delightful bakery and coffee shop there.


Offered with no onward chain, this property provides immediate vacant possession, allowing for a smooth transition into your new home. With its appealing location and charming features, this end-terrace house is a must-see for anyone seeking a comfortable and convenient living space in Goole.



Location and EPC Graph



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.

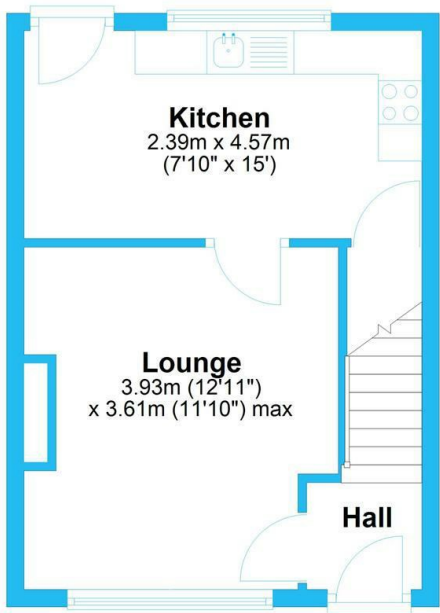
For additional information please contact our office on 01405 768401 or email: enquiries@linkagency.co.uk



Floorplan

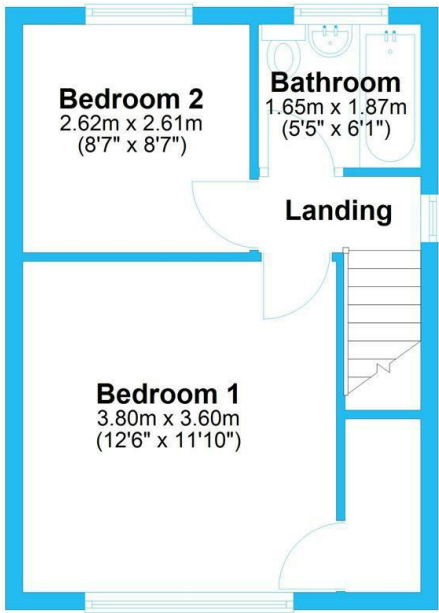
Ground Floor

Approx. 29.4 sq. metres (315.9 sq. feet)



First Floor

Approx. 29.8 sq. metres (321.1 sq. feet)



Total area: approx. 59.2 sq. metres (637.0 sq. feet)