

Park Row



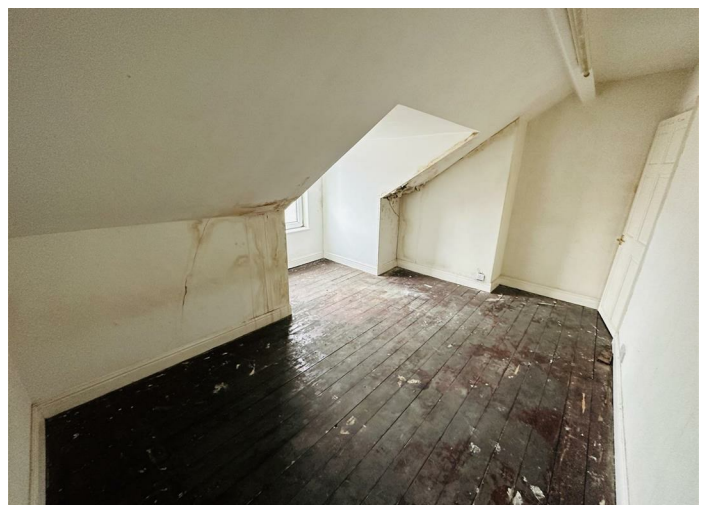
Marshfield Avenue, Goole, DN14 5JH

Offers Over £80,000



**** INVESTMENT OPPORTUNITY ** GARAGE **** Situated in Goole this mid-terraced property briefly comprises: Entrance, Hall, Dining Room/ Bedroom Five, Lounge and Kitchen. To the First Floor are two bedrooms and a family Bathroom. To the Second Floor are two further bedrooms. Externally the property benefits from fully enclosed courtyard and garage. **VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE POSITION OF PROPERTY ON OFFER. RING US 7 DAYS TO BOOK A VIEWING. 'WE OPEN UNTIL 8PM MONDAY TO THURSDAY, 5.30 FRIDAYS, 5.00 SATURDAYS AND 11.00 - 3.00 SUNDAYS'.**







PROPERTY OVERVIEW

This mid-terrace property on Marshfield Avenue presents an excellent investment opportunity, ideal for buyers seeking a full renovation project. The property has been partially stripped back, offering a blank canvas for modernisation and redevelopment.

Internally, the bathroom has been removed and currently only a toilet remains in place. All carpets have been taken up throughout, and the ground floor has been rewired, providing a solid starting point for further works. The existing kitchen is still functional; however, a brand-new kitchen (purchased from Howdens) is included in the sale, though it has not yet been installed.

The accommodation is generously proportioned, comprising a ground floor dining room which offers flexibility and could be utilised as a fifth bedroom if required. Across the first and second floors, there are four additional bedrooms and a family bathroom located on the second floor.

Externally, the property benefits from a rear courtyard and garage, adding to its appeal for both investors and future occupiers.

Originally intended as a renovation project, it will be sold as seen, making it particularly attractive for investors, developers, or buyers looking to create a bespoke home.

GROUND FLOOR ACCOMMODATION

Entrance

3'3" x 3'0" (1.00m x 0.92m)

Hall

11'7" x 3'1" (3.55m x 0.94m)

Dining Room/ Bedroom Five

14'7" x 10'1" (4.47m x 3.09m)

Lounge

13'6" x 13'2" (4.13m x 4.03m)

Kitchen

14'9" x 8'0" (4.51m x 2.44m)

FIRST FLOOR ACCOMMODATION

Bedroom One

13'8" x 12'5" (4.17m x 3.79m)

Bedroom Two

11'0" x 10'8" (3.37m x 3.27m)

Bathroom

10'6" x 8'0" (3.22m x 2.44m)

SECOND FLOOR ACCOMMODATION

Bedroom Three

14'1" x 12'6" (4.31m x 3.82m)

Bedroom Four

14'0" x 9'1" (4.29m x 2.79m)

EXTERIOR

Front

The front garden area is bordered with a brick wall with a pebbled area.

Rear

A fully enclosed low maintenance rear courtyard with gate access to the rear and a Garage.

DIRECTIONS

Leave our Goole office on Pasture Road and turn left onto Boothferry Road and continue straight onto Edinburgh Street. Turn left onto Lime Tree Avenue and then turn right onto Broadway. Turn right onto Kingsway and then left onto Marshfield Road. Finally, take a left onto Marshfield Avenue where the property can be clearly identified by a Park Row 'For Sale' board.

HEATING AND APPLIANCES

The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Park Row Properties. If you are interested in purchasing the property we advise that you have all services and appliances tested before entering a legal commitment to purchase.

TENURE, LOCAL AUTHORITY AND TAX BANDING

Tenure: Freehold

Local Authority: East Riding Council

Tax Banding: A

Please note: The Tenure, Local Authority and Tax Banding for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

UTILITIES, BROADBAND AND MOBILE COVERAGE

Electricity: Mains

Heating: Gas Mains

Sewerage: Mains

Water: Mains

Broadband: Ultrafast

Mobile: 5G

Please note: The Utilities, Broadband and Mobile Coverage for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

MEASUREMENTS

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

VIEWINGS

Strictly by appointment with the sole agents.

If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.

MAKING AN OFFER

In order to comply with the Estate Agents (Undesirable Practices) Order 1991, Park Row Properties are required to verify "the status of any prospective purchaser... This includes the financial standing of that purchaser and his ability to exchange contracts". To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD' each prospective purchaser will be required to demonstrate to 'Park Row Properties' that they are financially able to proceed with the purchase of the property.

We provide truly Independent Mortgage Advice. Unlike many companies we are not tied, and more importantly not targeted to any Lender. We have instant on-line access to over 1000 mortgage deals provided by over 100 Lenders ensuring we are unbeatable when identifying and recommending your new mortgage or re-mortgage requirements.

Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. Life assurance is usually required. To arrange a no obligation appointment please contact your local office.

OPENING HOURS

CALLS ANSWERED :

Mon, Tues, Wed & Thurs - 9.00am to 8.00pm

Friday - 9.00am to 5.30pm

Saturday - 9.00am to 5.00pm

Sunday - 11.00am to 3.00pm

TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES ON:

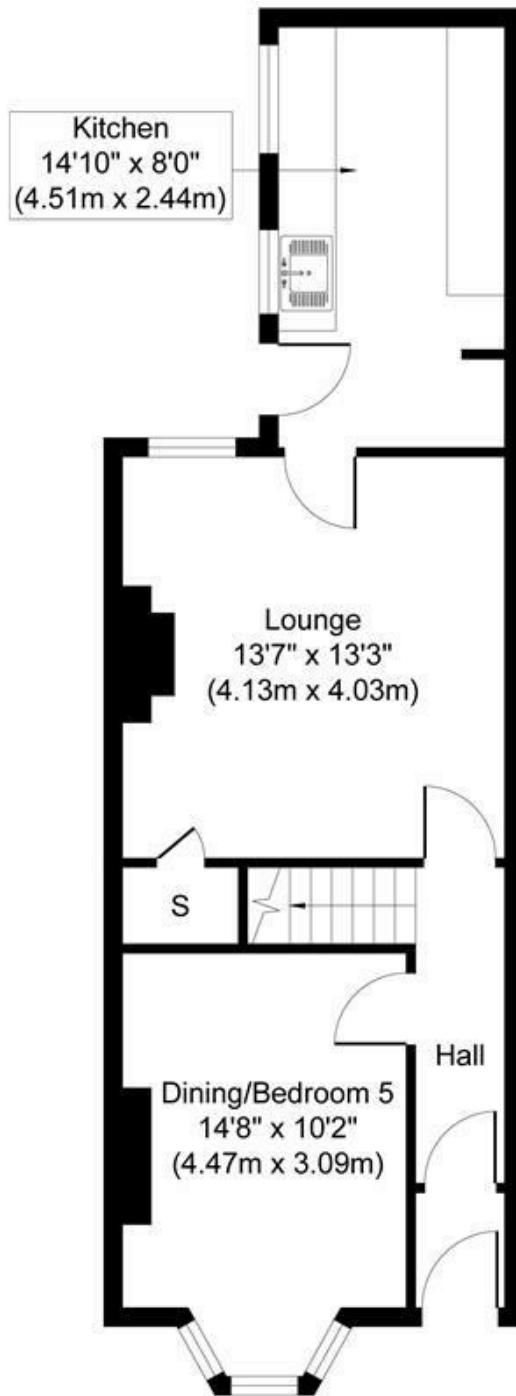
SELBY - 01757 241124

GOOLE - 01405 761199

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

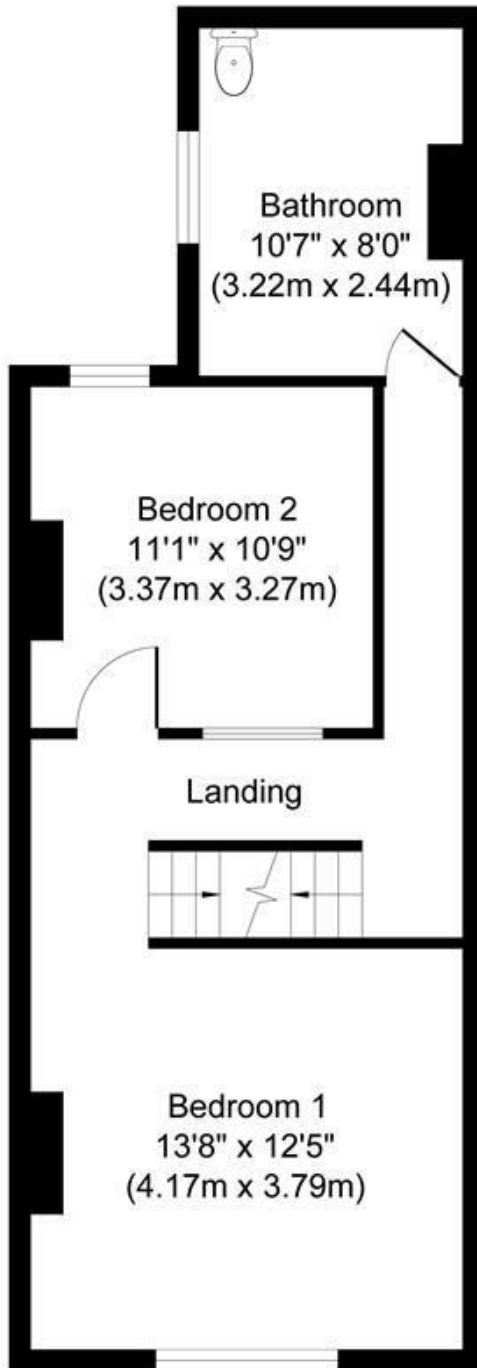
CASTLEFORD - 01977 558480



Ground Floor
Approximate Floor Area
508 sq. ft
(47.16 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

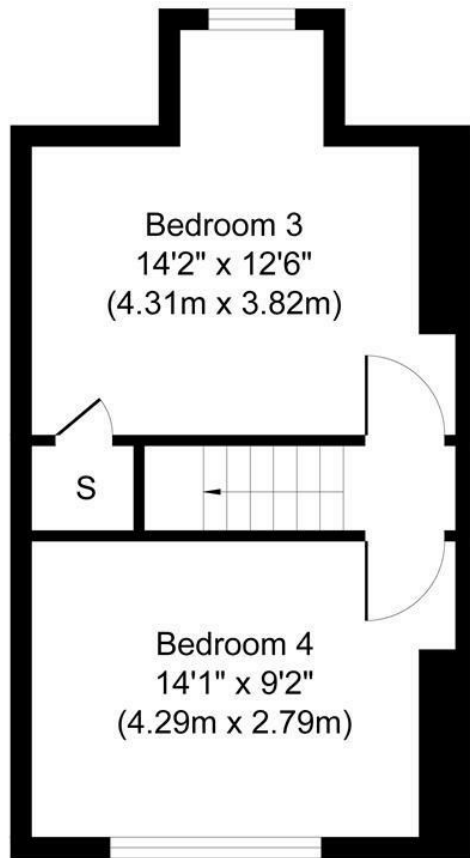
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First Floor
Approximate Floor Area
471 sq. ft
(43.74 sq. m)

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Second Floor
Approximate Floor Area
296 sq. ft
(27.53 sq. m)

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
A (92-100)		A (92-100)	
B (81-91)		B (81-91)	
C (69-80)		C (69-80)	
D (55-68)		D (55-68)	
E (39-54)		E (39-54)	
F (21-38)		F (21-38)	
G (1-20)		G (1-20)	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
	7.5		69
	63		57
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC