

# linkagency



**33, Adeline Street, Goole, DN14 6DN**  
**£108,000**



- Popular location
- Outdoor space
- French doors to the outdoor space to the rear
- Garage
- Gas central heating
- In good decorative order



# Description

Located in Adeline Street, this delightful terraced house offers a perfect blend of character and convenience. Built between 1900 and 1909, the property has two reception rooms. With two good size bedrooms.

Situated in one of Goole's most attractive streets, just a stone's throw from the town centre. Residents will benefit from easy access to a variety of shops, amenities, and supermarkets, ensuring that daily necessities are always within reach. For families, the property is conveniently located within a short walking distance to Delta Academy.

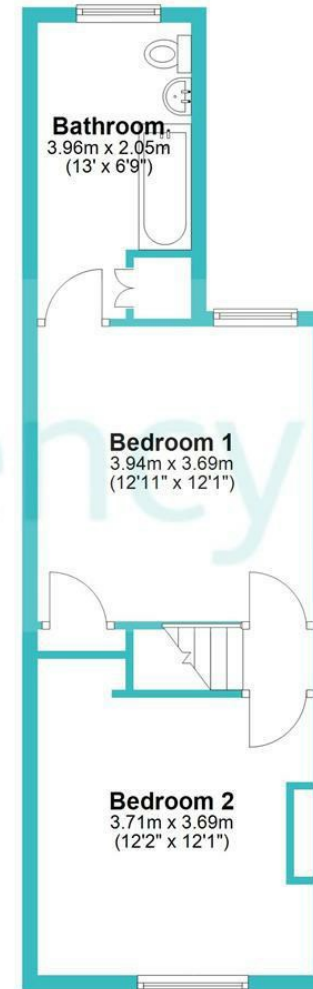
Commuters will appreciate the proximity to the railway station, providing excellent transport links for those travelling further afield. Additionally, the property features garage storage, offering practical space for vehicles or additional storage needs. The outside paved area is easy to maintain.



### Ground Floor



### First Floor



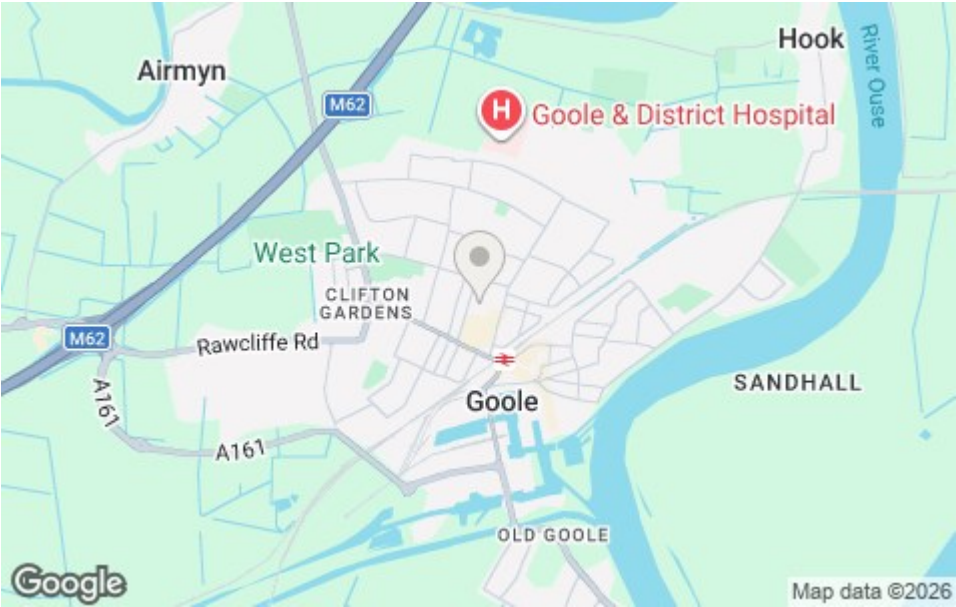
Total area: approx. 82.3 sq. metres (886.0 sq. feet)

Council Tax Band: A

Tenure: Freehold

| Energy Efficiency Rating                    |         |                                                                                                           |
|---------------------------------------------|---------|-----------------------------------------------------------------------------------------------------------|
|                                             | Current | Potential                                                                                                 |
| Very energy efficient - lower running costs |         |                                                                                                           |
| (92 plus) A                                 | 67      | 84                                                                                                        |
| (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)

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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 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.