



79 Edinburgh Street
Goole, DN14 5EH

Asking Price Of £75,000

Property Features

- Spacious Terraced House in popular location
- 28' Through Lounge Diner & 19' Kitchen
- 2 Double Bedrooms, Bathroom & Attic Room
- Gas CH. UPVC DG & rear Yard
- In need of general repair and updating

Full Description

THE PROPERTY

Excellent Investment Opportunity comprising a spacious Terrace House in need of general repair and updating being situated in a popular location close to Goole Town Centre and all amenities.

The property has the benefit of 28' Through Lounge / Diner, 19' Kitchen, 2 Double Bedrooms and an Attic Room, ideal for conversion into a 3rd Double Bedroom. The accommodation presently comprises:

GROUND FLOOR

ENTRANCE HALL

UPVC front door, radiator and enclosed staircase to the first floor.

THROUGH LOUNGE / DINER 28' 6" x 14' 6" (8.69m x 4.42m)

Comprising:

LOUNGE 14' 6" x 13' 0" (4.42m x 3.96m)

Fire surround, radiator, cupboard to alcove and leading to:

DINING ROOM 15' 0" x 14' 6" (4.57m x 4.42m)

Fire surround, radiator and cupboard to alcove.

KITCHEN 19' 6" x 8' 6" (5.94m x 2.59m)

Range of units comprising sink unit, base units with worktops and wall cupboards. Plumbing for auto washer. Radiator, part ceramic tiled walls, understairs cupboard and UPVC door to the rear yard.



FIRST FLOOR

LANDING

This is approached via the enclosed staircase from the Entrance Hall and opening from the Landing are:

FRONT BEDROOM 18' 0" x 13' 3" (5.49m x 4.04m)

Radiator.

REAR BEDROOM 15' 0" x 12' 6" (4.57m x 3.81m)

Radiator.

BATHROOM

White suite comprising corner bath, pedestal washbasin and low flush WC. Shower overbath. Radiator, part ceramic tiled walls and built in cupboard.

SECOND FLOOR

ATTIC ROOM 18' 6" x 18' 3" (5.64m x 5.56m)

This is approached via an enclosed staircase from the first floor landing and has potential to be converted into additional Bedroom accommodation.

TO THE OUTSIDE

Forecourt Garden.

Enclosed yard to rear.

SERVICES

It is understood that mains drainage, mains water, electricity and gas are laid to the property. There is gas fired central heating to radiators from the Boiler installed in November 2025 and windows are double glazed with uPVC framed sealed units.

None of the services or associated appliances have been checked or tested.

COUNCIL TAX

It is understood that the property is in Council Tax Band A, which is payable to the East Riding of Yorkshire Council.

VIEWING

Should you wish to view this property or require any additional information, please ring our Goole Office on 01405 762557.



OFFER PROCEDURE

If you are interested in this Property and wish to make an Offer then this should be made to the Townend Clegg & Co Office dealing with the Sale. I would point out that under the Estate Agency Act 1991, you will be required to provide us with the relevant Financial Information for us to verify your ability to proceed with the purchase, before we can recommend your Offer to the Vendor. It will also be necessary for you to provide Proof of Identification in order to adhere to Money Laundering Regulations.

PROPERTY TO SELL

Take advantage of our very competitive fees, ring 01405 762557 to arrange your Free Marketing Advice and Appraisal.

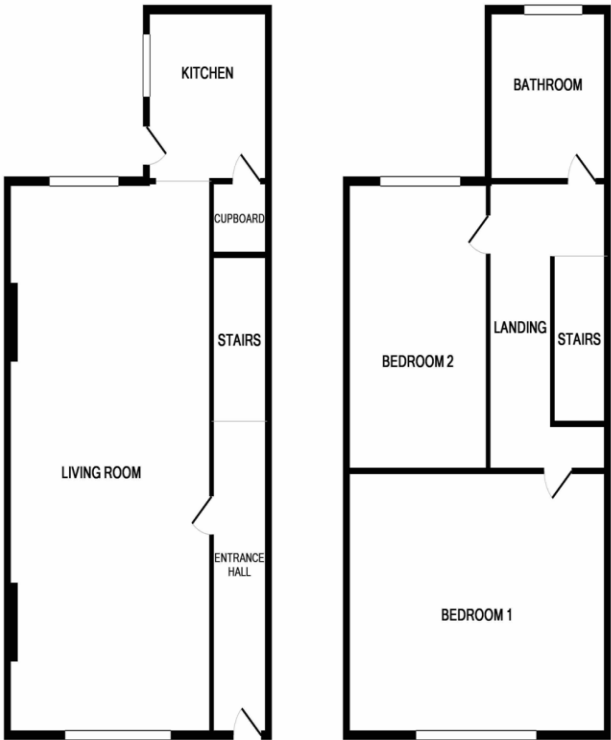
WHETHER BUYING OR SELLING LET US SMOOTH THE PATH TO YOUR NEW HOME.

ENERGY PERFORMANCE GRAPHS

An Energy Performance Certificate is available to view at the Agent's Offices and the Energy Efficiency Rating and Environmental (CO2) Impact Rating Graphs are shown.

FLOOR PLANS

These floor plans are intended as a guide only. They are provided to give an overall impression of the room layout and should not be taken as being scale drawings.



GROUND FLOOR 1ST FLOOR

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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
Made with Metropix 62617

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements