



Salisbury Avenue, Goole, Goole



6



3



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Offers in excess of £320,000

- Six Double Bedrooms
- Two Ensuites
- Downstairs Shower Room
- Large Dining Room
- Stunning Throughout
- Garage
- Freehold
- EPC rating TBC



A substantial six-bedroom period-style townhouse, offering spacious and versatile accommodation arranged over three floors, ideally positioned in the heart of Goole.

This impressive home combines a wealth of character features with modern-day comforts, providing an excellent opportunity for families, sharers or those looking for generous space to work from home.

The ground floor is centred around a beautifully proportioned living room, featuring attractive wooden flooring, decorative coving and a working fireplace, creating a welcoming and characterful space for both everyday family life and entertaining. A separate dining room provides equally generous proportions and comfortably accommodates a large dining suite.

To the rear is a contemporary fitted kitchen, complete with a central island, integrated appliances and an excellent range of cabinetry. A useful downstairs shower room with WC completes the ground floor.



Across the first and second floors are six well-proportioned double bedrooms, many offering ample space for desks, dressing areas or additional storage. Two of the bedrooms benefit from modern en-suite facilities, while the overall layout provides excellent flexibility for a growing family, professional sharers or those requiring dedicated home-office space.

Outside, the property enjoys a private courtyard garden, providing a low-maintenance space for outdoor dining and relaxation. There is also direct access to a garage with electric doors, offering valuable secure parking and storage — particularly convenient for a property so close to the town centre.

The location is equally appealing. Salisbury Avenue is well placed for Goole town centre, with a range of shops, cafes and everyday amenities close by, including Tesco and a selection of local independent businesses around Boothferry Road and the town centre. For those who enjoy outdoor space, West Park is within easy reach and offers play areas, sports facilities and pleasant walking routes.

Goole railway station is also conveniently located nearby, providing direct rail services to Leeds, Doncaster, Hull and Sheffield, making the property well suited to commuters. The road network is easily accessible too, with convenient links to the M62, providing excellent access across the wider region.

An impressive and versatile six-bedroom townhouse, combining period character, generous accommodation and a convenient town-centre location. An early viewing is highly recommended to appreciate the space and flexibility this property has to offer.



Living Room 4.26m(max) x 4.85m(max)

Dining Room 4.57m(max) x 4.40m(max)

Kitchen 7.11m x 3.43m (23'4" x 11'4")

Shower Room 2.17m x 2.04m (7'1" x 6'8")

Toilet 2.02m x 1.42m (6'7" x 4'8")

Bedroom One 4.59m(max) x 4.41m(max)

Ensuite 1.38m x 1.36m (4'6" x 4'6")

Bedroom Two 4.30m(max) x 4.41m(max)

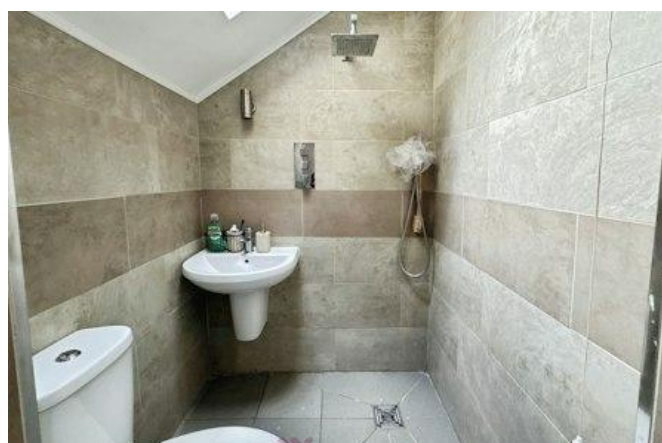
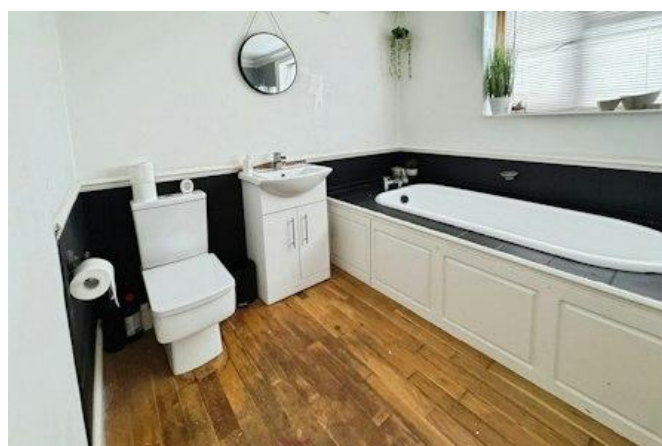
Bedroom Three 2.83m x 3.52m (9'4" x 11'6")

Ensuite 2.62m(max) x 3.56m(max)

Bedroom Four 3.01m x 2.14m (9'11" x 7'0")

Bedroom Five 3.85m(max) x 6.47m(max)

Bedroom Six 4.13m(max) x 4.43m(max)



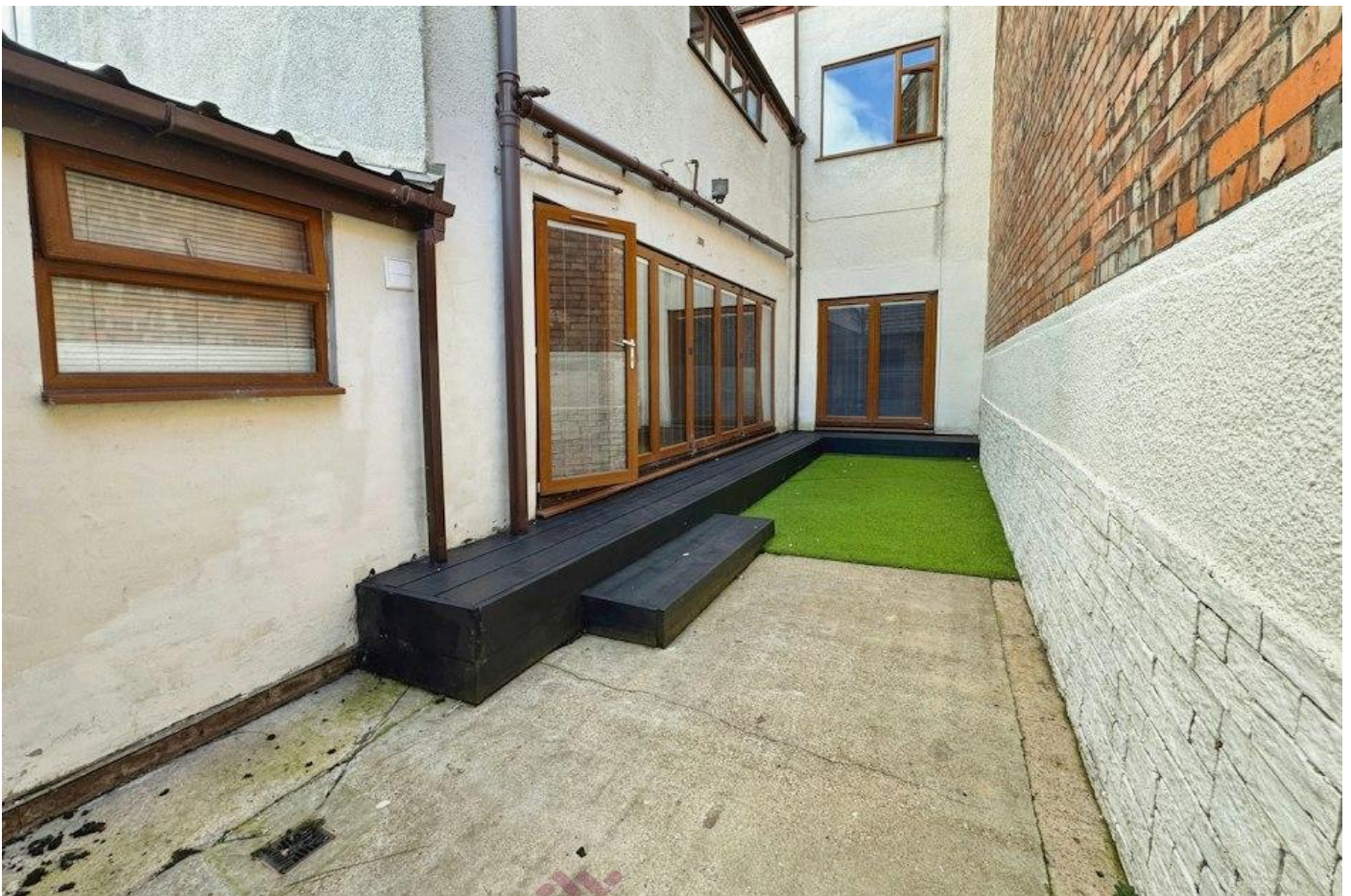
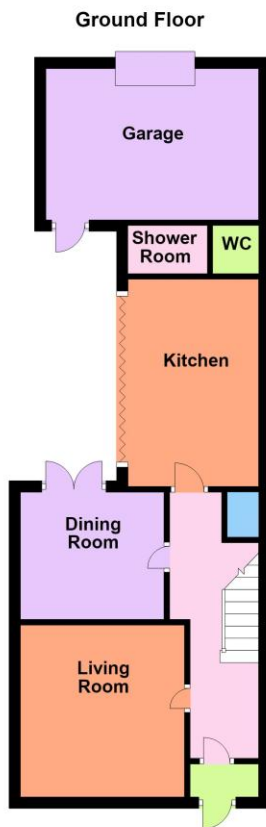


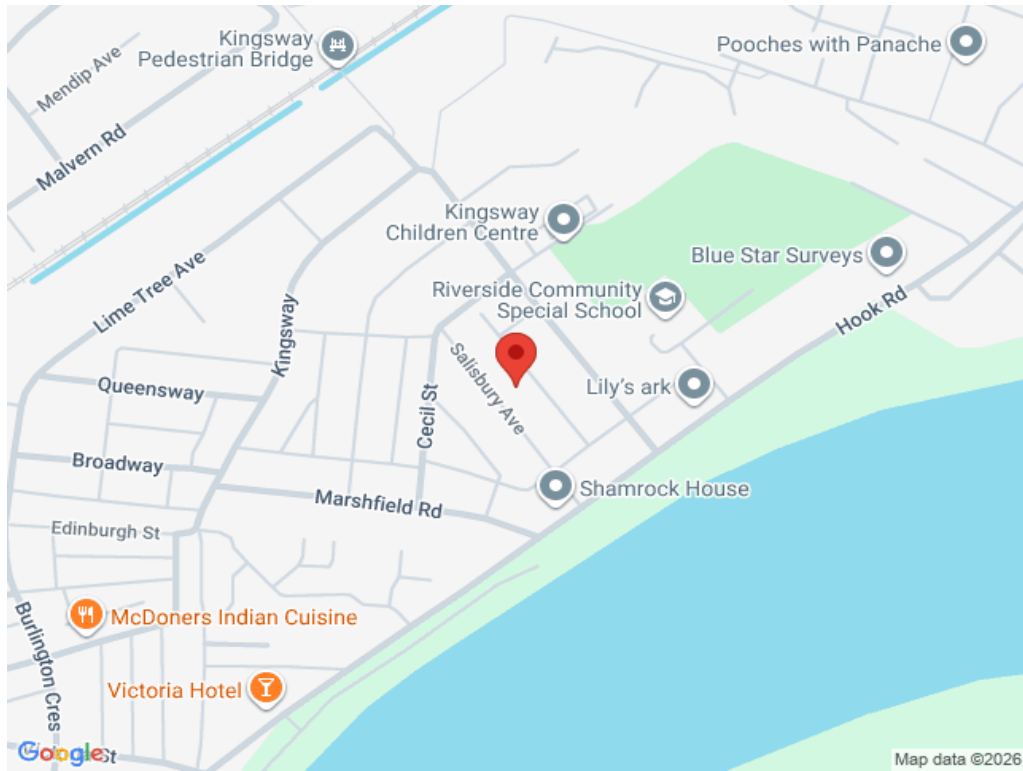
Disclaimer

Disclaimer Salisbury Avenue - These details are intended to give a fair description only and their accuracy cannot be guaranteed nor are any floor plans (if included) exactly to scale. These details do not constitute part of any offer or contract and are not to be relied upon as statements of representation or fact. Intended purchasers are advised to recheck all measurements before committing to any expense and to verify the legal title of the property from their legal representative. Any contents shown in the images contained within these particulars will not be included in the sale unless otherwise stated or following individual negotiations with the vendor. Northwood have not tested any apparatus, equipment, fixtures or services so cannot confirm that they are in working order and the property is sold on this basis.

AML

Should you wish to make an offer on this property we will complete mandatory Anti Money Laundering (AML) checks on behalf of HMRC. We outsource this process to our partners, Coadjute. Coadjute charge a fee for this service.





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