

# linkagency

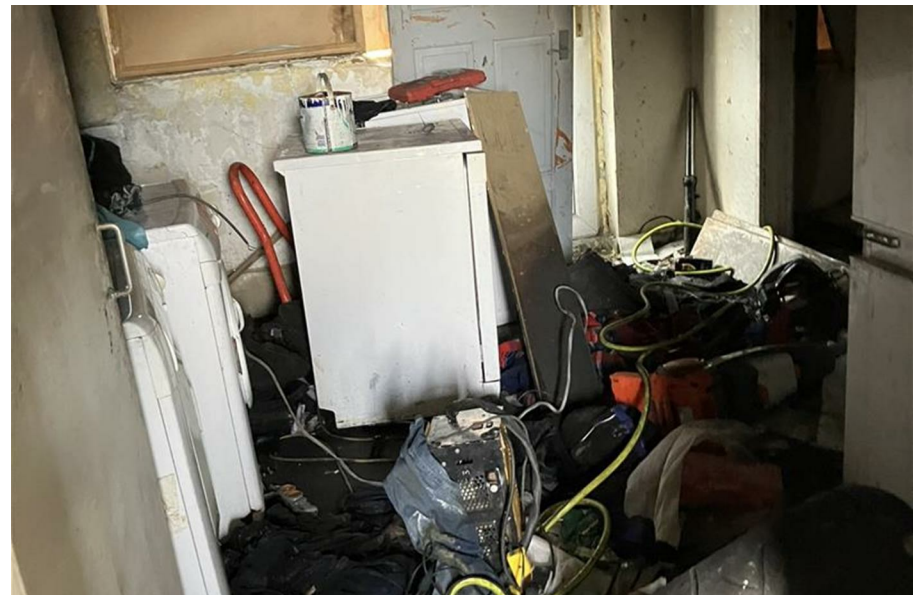


**103, Elsie Street, Goole, Goole, DN14 6DY**  
**£40,000**





- VIEWINGS STRICTLY BY APPOINTMENT ONLY
- Offered by informal tender
- Booking fee applies
- Potentially profitable project
- OPEN VIEWINGS Mon 23rd Feb ..2PM to 3:30PM (Book in advance with agent)
- Closing date 12 March 2026
- Legal pack is prepared and ready including searches





# Description

Located in a quiet corner of Elsie Street, Goole, this post-war terraced house presents a unique opportunity for those looking to invest in a property with great potential. Spanning approximately 850 square feet, the home features three bedrooms and a reception room, making it suitable for families or individuals seeking extra space.

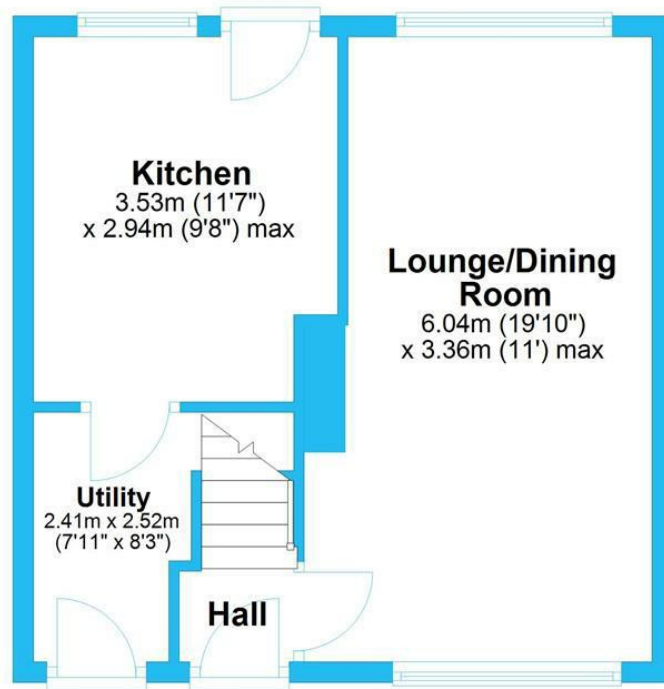
While the property has suffered fire damage and is in need of a complete refit, its location is undeniably appealing. The house overlooks a pleasant green area, providing a tranquil setting away from the hustle and bustle, yet it remains conveniently close to the town centre, which is currently undergoing exciting regeneration. This revitalisation promises to enhance the local amenities and overall appeal of the area.

This property is being offered by informal tender, with a closing date set for Thursday, 12 March 2026. This is an excellent chance for buyers with a vision to transform a house into a beautiful home, capitalising on its prime location and the potential for future growth in the area. If you are looking for a project that allows you to create a space tailored to your needs, this property could be the perfect fit.



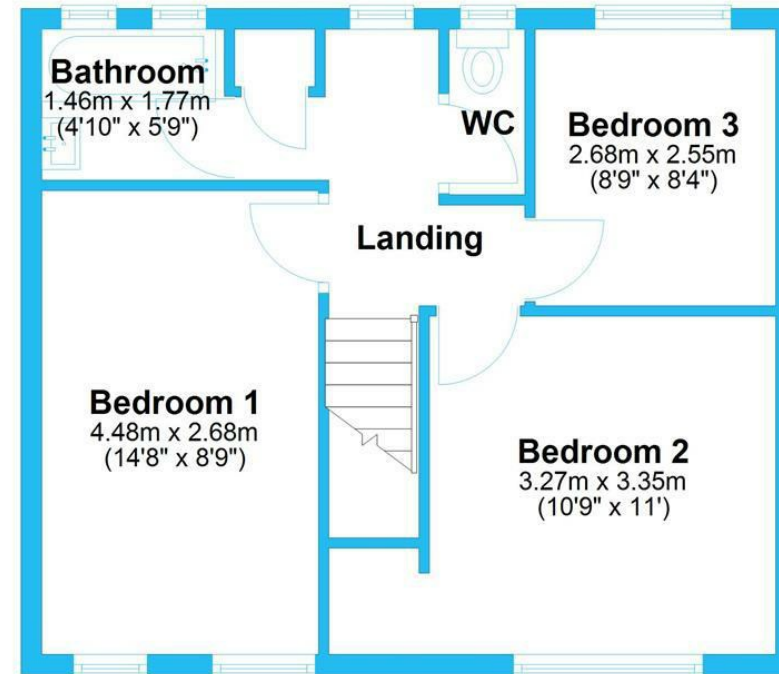
## Ground Floor

Approx. 36.1 sq. metres (389.0 sq. feet)



## First Floor


Approx. 42.9 sq. metres (461.7 sq. feet)




Total area: approx. 79.0 sq. metres (850.7 sq. feet)

Council Tax Band: A

Tenure: Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		75
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	9	
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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01405 768401

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.