
linkagency
3 First Avenue, Goole, DN14 6JQ
Asking Price £75,000
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C



3 First Avenue

Goole, DN14 6JQ

Asking Price £75,000

- Light renovation project
- Excellent energy efficiency with potential to improve further
- Attractive frontage having benefitted from Local Authority Street scene works in 2006/7
- Opportunity to add value
- Good location with access to the town centre and railway station just a hop away

Located on First Avenue in Goole, this delightful terraced house offers an opportunity for renovation. Providing 649 square feet of living space, the property has two well-proportioned reception rooms and two upstairs bedrooms. Most of the work that is required is cosmetic and some aspects appear worse than they actually are, in particular there has been a leak from the front gutter, which has caused severe cosmetic damage in the bedroom but is likely to be relatively easy to fix.

The front exterior of the house is appealing, with an iron work fence and gate that enhance its character, complemented by a wooden balustrade that adds a touch of elegance. At the rear, an enclosed yard.

A very positive attribute of this property is the energy efficiency rating. Being band C even without any modifications being done.

Additionally, the location is superb, with the town centre's amenities and venues just a short stroll away, ensuring that everything one needs is within easy reach.

This terraced house on First Avenue presents an excellent opportunity for anyone with the resources to renovate, modernise and update. A chance to create equity with very little risk.









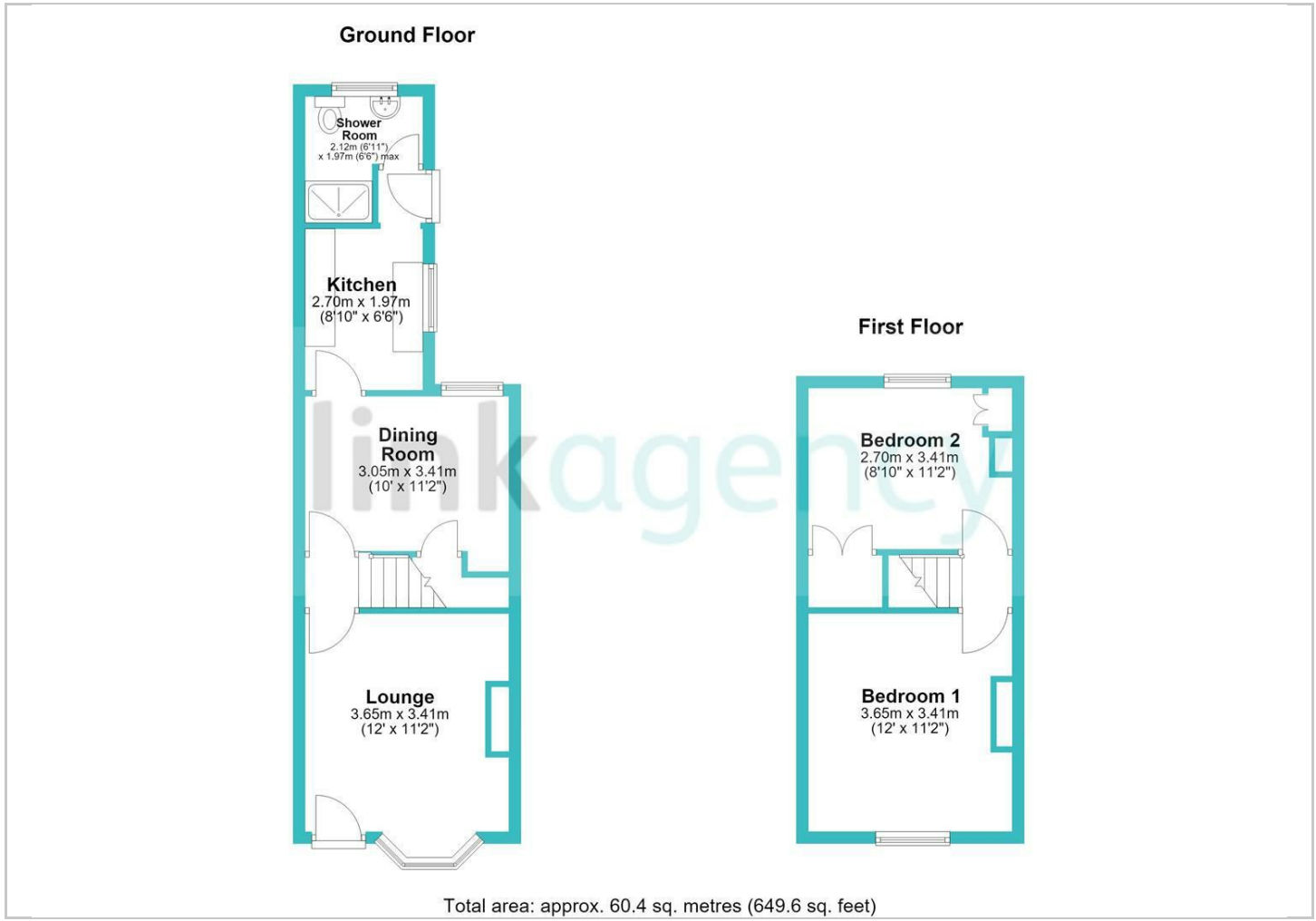








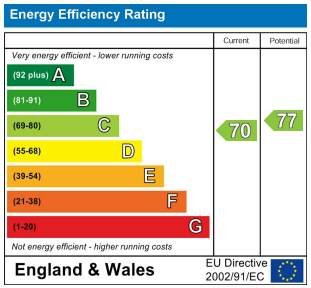
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Link Agency Office on 01405 768401
if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. 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.

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