



2 bed end of terrace house to buy in DN14

Argyle Street, Goole, East Riding of Yorkshire, DN14 5EN

£65,000 Starting Bid

 x2
  x1
  x2

Tenure

Freehold

On Street parking

Property features

-  Being sold via Secure Sale, Terms and Conditions Apply
-  End Terrace House
-  Two Bedrooms
-  Modern Features
-  EPC Rating D

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: None
- ✓ Mobile signal: Good

Description

ATTENTION INVESTORS and FIRST TIME BUYERS!

*** READY TO MOVE INTO ** Situated in the town of Goole, within walking distance of the Town Centre, this end-terrace property briefly comprises: Lounge, Dining Room and Kitchen, whilst the First Floor Accommodation offers two bedrooms and a bathroom. Externally the rear courtyard is fully enclosed. VIEWING HIGHLY RECOMMENDED TO FULLY APPRECIATE THE PROPERTY ON OFFER.

Property Overview - Introducing this well-presented two-bedroom end-terrace home, ideally positioned close to the railway station and town centre, offering both practicality and an excellent location. The ground floor features a modern kitchen, spacious dining room, and a welcoming lounge, ideal for everyday living. Upstairs, you'll find two generous double bedrooms and a contemporary bathroom. To the rear, the property benefits from a private enclosed courtyard with a timber gate. Recently updated with new carpets throughout, this property is ready to move straight into.

Ground Floor Accommodation -

Lounge - 3.42m x 3.36m (11'2" x 11'0") -

Dining Room - 4.42m x 3.32m (14'6" x 10'10") -

Kitchen - 2.97m x 1.77m (9'8" x 5'9") -

First Floor Accommodation -

Bedroom One - 3.43m x 3.43m (11'3" x 11'3") -

Bedroom Two - 3.52m x 3.35m (11'6" x 10'11") -

Bathroom - 2.97m x 1.76m (9'8" x 5'9") -

Exterior -

Front - With direct access onto public pedestrian footpath.

Rear - Fully enclosed court yard.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £65,000

Property Type: End of terrace house

Parking: On Street

Construction materials: Brick and block

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

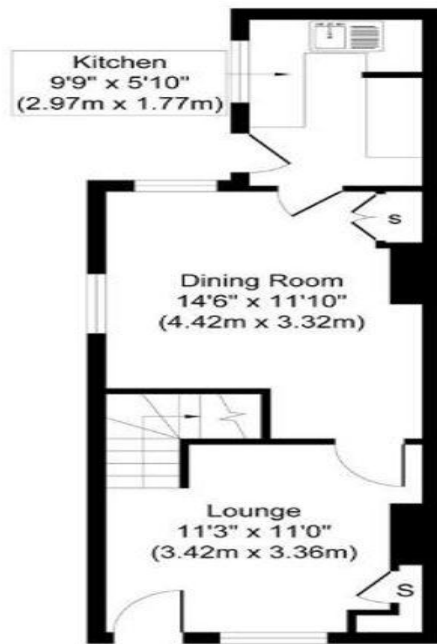
Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: None

Mobile signal coverage: Good



Ground Floor
Approximate Floor Area
352 sq. ft
(32.69 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown here must be tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			87
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:

134 High Street, Peterborough, Cambridgeshire, PE2 8DP, www.mandairs.co.uk

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