16 Westfield Avenue, Goole, DN14 6JX

Semi Detached Property | Three Bedrooms | No Onward Chain | Detached Garage | Multiple Reception Rooms | Conservatory | Great Renovation Opportunity

- Semi-Detached Property
- Three Bedrooms
- On Street Parking & Detached Double Garage
- Gas Central Heating
- Freehold Property
- EPC Rating – D
- Council Tax Band – B
- No Onward Chain
- Multiple Reception Rooms
- Ideal Project Property

Offers Over £140,000

Jigsaw Move are pleased to present this semi-detached house nestled on Westfield Avenue in the charming town of Goole. The property presents an excellent opportunity for those seeking a project property with ample potential. The property would benefit from a damp proof course and a copy of the survey can be provided upon request.

With a generous layout that is larger than the typical semi-detached home, this residence boasts two inviting reception rooms, perfect for entertaining guests or enjoying family time. One of the standout features of this home is the delightful conservatory, which offers a bright and airy space to relax and enjoy the surrounding views, making it an ideal spot for morning coffee or evening gatherings.

The property features three well-proportioned bedrooms, providing comfortable living space for families or individuals alike. The wet room is conveniently located, ensuring ease of access for all residents.

Additionally, the property includes a detached double garage which has a WC, providing ample storage or the perfect workshop for those with hobbies. The outdoor space offers potential for landscaping or gardening, allowing you to create your own personal oasis. Outside, you will find a front garden that adds to the home's curb appeal, while the rear yard area offers a private space for outdoor activities or simply enjoying the fresh air.

The absence of an onward chain, allowing for a smoother and more efficient purchasing process. This is particularly advantageous for those eager to settle into their new home without unnecessary delays.

The property is situated within the popular location of Goole. Goole hosts a range of local amenities including a buzzing high street with; shops, doctors, opticians, beauty parlours, super markets and restaurants. With its close proximity to all major networks, Goole is ideal when commuting to York, Leeds and Hull.

However, it is important to note that the house does require some work and would greatly benefit from a new damp proof course. This presents a unique chance for buyers to add their personal touch and enhance the property’s value.

This home is not only a fantastic opportunity for renovation but also a chance to create a bespoke living environment tailored to your tastes. With its prime location in Goole, you will benefit from local amenities and transport links, making it a convenient choice for modern living. Whether you are a first-time buyer or looking to invest, this property is sure to capture your interest.

GROUND FLOOR ACCOMMODATION

Entrance Hall

Lounge 12'8" x 12'3" (3.86m x 3.73m)

Dining Room 12'10" x 12'2" (3.90m x 3.72m)

Kitchen 8'7" x 12'2" (2.61m x 3.72m)

Conservatory 6'8" x 8'7" (2.04m x 2.62m)

FIRST FLOOR ACCOMMODATION

Landing

Bedroom One 12'7" x 11'11" (3.84m x 3.62m)

Bedroom Two 12'9" x 7'5" (3.88m x 2.27m)

Bedroom Three 8'6" x 7'9" (2.60m x 2.36m)

Wet Room 8'6" x 3'8" (2.60m x 1.13m)

EXTERNAL

Garage & Workshop 20'8" x 19'3" (6.31m x 5.88m)

WC 6'1" x 2'2" (1.86m x 0.65m)

Garage Storage 5'0" x 4'10" (1.53m x 1.49m)

ANTI-MONEY LAUNDERING (AML) CHECKS

In line with AML regulations, we use Thirdfort to complete ID verification checks for all buyers. A fee is associated with this service.

For further information, please contact our branch:
01757 241123
info@jigsawmove.co.uk

COUNCIL TAX
Please note that the council tax band for the property has either been advised by the owner or we have sought from online resources. Whilst we endeavour to ensure our details are accurate and reliable, we strongly advise to make further enquiries before continuing.

HEATING AND APPLIANCES
The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Jigsaw. The mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

MAKING AN OFFER
In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Jigsaw Move is required to verify the status of any prospective purchaser. This includes a financial standing of that purchaser and their ability to exchange contracts. To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD stc' each prospective purchaser will be required to demonstrate to 'Jigsaw Move' that they are financially able to proceed with the purchase of the property.

MEASUREMENTS
These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture. All measurements have been taken using a laser distance metre or sonic tape measure and therefore may be subject to a small margin of error.

OPENING HOURS
Monday – Friday 9.00am to 5.00pm Saturday – 9.00am – 1.00pm

PROPERTY DETAILS
Whilst we endeavour to make our property details are accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers. Neither Jigsaw nor any of its employees or agents has any authority to make or give any representation or warranty whatsoever in relation to this property. In the area of Yorkshire and The Humber flood plains have been identified and coal mining has been carried out in the past in specific areas, therefore, we strongly advise that any prospective purchaser instructs an appropriate qualified person for the purposes of conveyancing to carry out searches on the property which include a local search with the Local Authority, a water and drainage search, an environmental search and a Chancel Repair Liability search. We also advise in certain cases other searches may be required such as a Coal Mining Search, Commons Registration Search which relates to Common Land, a Flood Search or a Planning Search. We would recommend that all the information that Jigsaw provide regarding this advertised property is verified by you or your legal representative. We do not inspect deeds and therefore any references or covenants etc need to be confirmed.

UTILITIES MATERIAL INFORMATION
Electricity supply – mains

Water supply – mains

Sewerage – mains

Heating – Gas Central Heating

Broadband – FTTP (fibre to the premises)

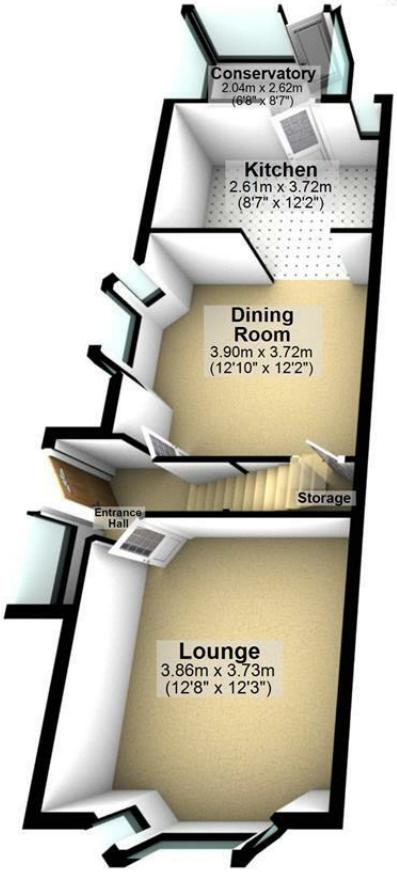
Mobile signal/coverage is good in this area

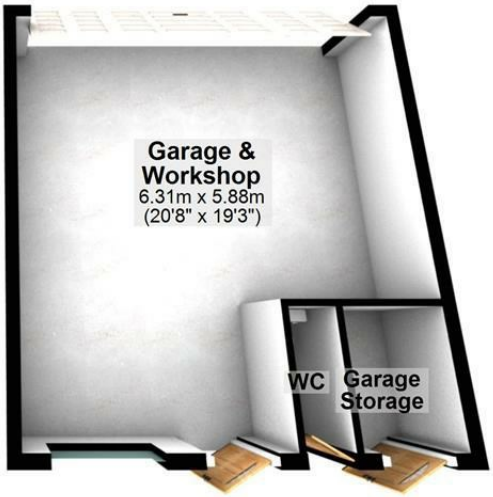
VIEWINGS
Strictly by appointment with the sole agents by contacting 01757 241123. If there is any point of particular importance to, that we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property. A full copy of the EPC for the property is available upon request.

WINDOWS
Compliance with FENSA Building Regulations has not been sought by Jigsaw Move.

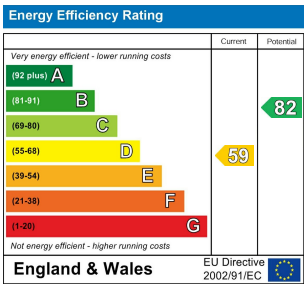
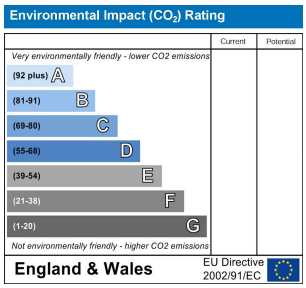
Ground Floor

Approx. 87.9 sq. metres (946.2 sq. feet)





First Floor

Approx. 41.2 sq. metres (443.2 sq. feet)

Total area: approx. 129.1 sq. metres (1389.4 sq. feet)