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FOR YOUR NEXT MOVE...

Goldsmith Road, Herringthorpe



Guide Price: £90,000 to £95,000. Offered for sale with No Onward Chain is this Two Bedroom Semi-Detached Home making an EXCELLENT REFURBISHMENT OPPORTUNITY.

Being well placed for local schools, shops, the town centre and public transport links, the property in brief comprises; Entrance Hall \* Lounge \* Kitchen Diner \* Two Bedrooms \* Bathroom \* Driveway \* Rear Garden & Decked Patio.

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## ACCOMMODATION

- Two Bedroom Semi-Detached Home
- Refurbishment Opportunity
- Open Plan Kitchen Diner
- Rear Garden & Decked Patio
- Driveway & Carport
- No Onward Chain
- Popular Location close to Shops & Schools



GROUND FLOOR  
342 sq.ft. (31.8 sq.m.) approx.

1ST FLOOR  
345 sq.ft. (32.0 sq.m.) approx.



TOTAL FLOOR AREA: 687 sq.ft. (63.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and apparatus shown have not been tested and no guarantee is made as to their operability or efficiency or as to their make with exception to those made with a separate contract.



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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65   D	86   B
39-54	E		
21-38	F		
1-20	G		

**Important Notice** These particulars are issued in good faith but do not constitute representations of fact or form part of any contract. These particulars should be independently verified by prospective buyers or tenants. Neither Barton Real Estates Ltd nor any of its employees or agents has any authority to make or give any representation or warranty whatsoever in relation to this property. Any areas of measurement or distances are approximate. Please note that we have not tested the services or any of the equipment in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. Printed by Racepoint on 10/06/2023. 713330