

Park Row



Henry Street, Goole, DN14 6TG

Offers Over £110,000



**** ENCLOSED REAR YARD ** ATTIC ROOM **** Situated in the popular town of Goole, this mid-terraced property briefly comprises: Dining Room, Lounge, Kitchen and Lobby. To the First Floor are two Bedrooms and a Bathroom, with a further Bedroom to the Second Floor. Externally, the property benefits from a fully enclosed yard to the rear. **VIEWING IS RECOMMENDED TO FULLY APPRECIATE THE PROPERTY ON OFFER. RING US 7 DAYS TO BOOK A VIEWING. 'WE OPEN UNTIL 8PM MONDAY TO THURSDAY, 5.30 FRIDAYS, 5.00 SATURDAYS AND 11.00 - 3.00 SUNDAYS'.**



Ground Floor Accommodation - Entrance

UPVC door with top section having double glazed frosted, leaded and coloured panel to the front elevation leading into:

Dining Room

12'2" x 11'3" (3.71m x 3.43m)



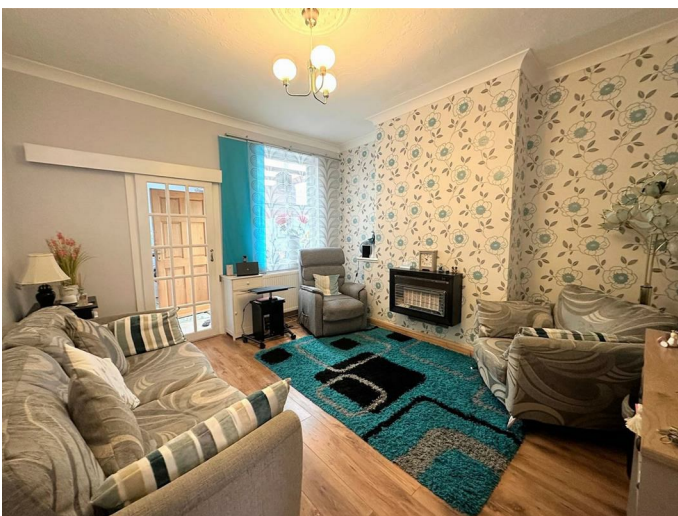
UPVC double glazed frosted skylight window above entrance door. Wall-mounted gas fire set into brick back with timber mantel. Television point, central heating radiator and wood effect flooring. Timber door with single glazed panels and further single glazed skylight panel over the door, leading into:

Hallway

Keypad for intruder alarm. Stairs leading to First Floor Accommodation with handrail. The Hallway steps down with timber door having single glazed frosted glass leading into:

Lounge

13'2" x 12'2" (4.03m x 3.71m)



UPVC single glazed window to the rear elevation. Wall-mounted gas fire, central heating radiator and telephone point. Understairs storage cupboard, wood effect flooring and timber framed single glazed sliding door leading into:

Kitchen

10'11" x 6'2" (3.34m x 1.89m)



Range of white fronted base and wall units in a 'Shaker' style with brushed chrome 'T' bar handles. One and a half bowl stainless steel sink and drainer with chrome mixer tap over set into granite effect laminate work surface with brick tiled splashback. Integrated appliances include: 'Hotpoint' double oven and brushed steel four ring gas hob with extractor fan over benefitting from downlighting. Plumbing for washing machine. UPVC double glazed windows to the rear and single glazed to the side elevations. Tiled flooring. Timber panel door to the side elevation, leading to:

Lobby

11'7" x 5'3" (3.54m x 1.62m)



Timber framed single glazed window to the side elevation. Timber framed door with top section having single glazed frosted panel and single glazed frosted window to the rear elevation. Corrugated roof, tap and tiled effect flooring.

First Floor Accommodation - Landing

7'10" x 7'7" maximum (2.41m x 2.33m maximum)

Balustrade and turned spindles. Central heating radiator and doors leading off. Further door leading to stairs to Second Floor Accommodation.

Bedroom One

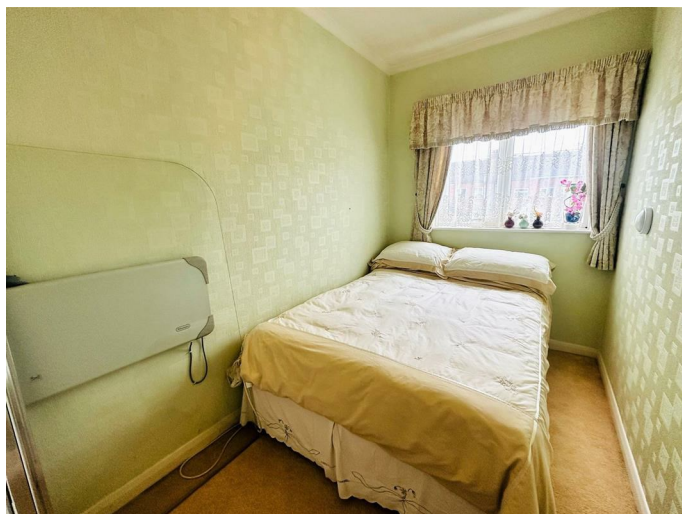
12'2" x 11'4" (3.72m x 3.46m)



UPVC double glazed window to the front elevation, central heating radiator and television point.

Bedroom Two

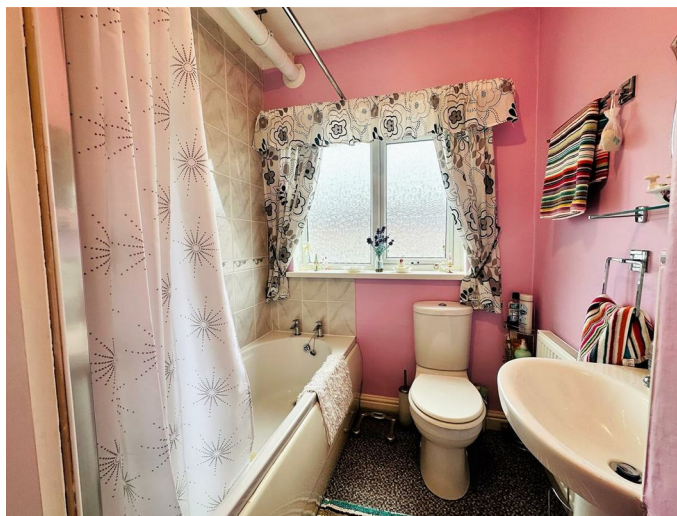
11'3" x 6'0" (3.45m x 1.84m)



UPVC double glazed window to the rear elevation and central heating radiator.

Bathroom

8'4" x 5'10" (2.55m x 1.80m)



White panel bath with chrome taps over and further chrome shower over. The bath area is tiled to ceiling height. White low flush w.c with chrome fittings. White pedestal wash hand basin with chrome mixer tap over and tiled splashback. UPVC double glazed frosted window to the rear elevation. Cupboard housing 'Ideal' combination boiler. Central heating radiator and vinyl flooring.

Second Floor Accommodation

Bedroom Three

15'1" x 12'8" (4.62m x 3.87m)



Balustrade and spindles. Central heating radiator and timber framed double glazed 'Velux' skylight window to the front elevation.

Exterior - Front



Pedestrian footpath.

Rear



Concrete hardstanding with boundaries defined by brick wall.



Timber pedestrian access gate giving access to rear service lane.

Directions

From our branch on Pasture Road, head North and at the roundabout, take the first exit onto Centenary Road. Turn left onto Clifton Gardens and then turn right onto Boothferry Road. Turn left onto Henry Street and the property can be clearly identified by our Park Row 'For Sale' board in the window of the property.

Tenure: Freehold

Local Authority: East Riding of Yorkshire

Tax Banding: A

LOCAL AUTHORITY, TAX BANDING AND TENURE


Please note: The Local Authority, Tax Banding and Tenure for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

HEATING & APPLIANCES

The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Park Row Properties. If you are interested in purchasing the property we advise that you have all services and appliances tested before entering a legal commitment to purchase.

MAKING AN OFFER

In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Park Row Properties are required to verify "the status of any prospective purchaser... This includes the financial standing of that purchaser and his 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' each prospective purchaser will be required to demonstrate to 'Park Row Properties' that they are financially able to proceed with the purchase of the property.



We provide truly Independent Mortgage Advice. Unlike many companies we are not tied, and more importantly not targeted to any Lender. We have instant on-line access to over 1000 mortgage deals provided by over 100 Lenders ensuring we are unbeatable when identifying and recommending your new mortgage or re-mortgage requirements.

Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. Life assurance is usually required. To arrange a no obligation appointment please contact your local office.

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.

OPENING HOURS

CALLS ANSWERED :

Mon, Tues, Wed & Thurs - 9.00am to 8.00pm

Friday - 9.00am to 5.30pm

Saturday - 9.00am to 5.00pm

Sunday - 11.00am to 3.00pm

TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES ON:

GOOLE - 01405 761199

SELBY - 01757 241124

SHERBURN IN ELMET - 01977 681122


PONTEFRACT - 01977 791133

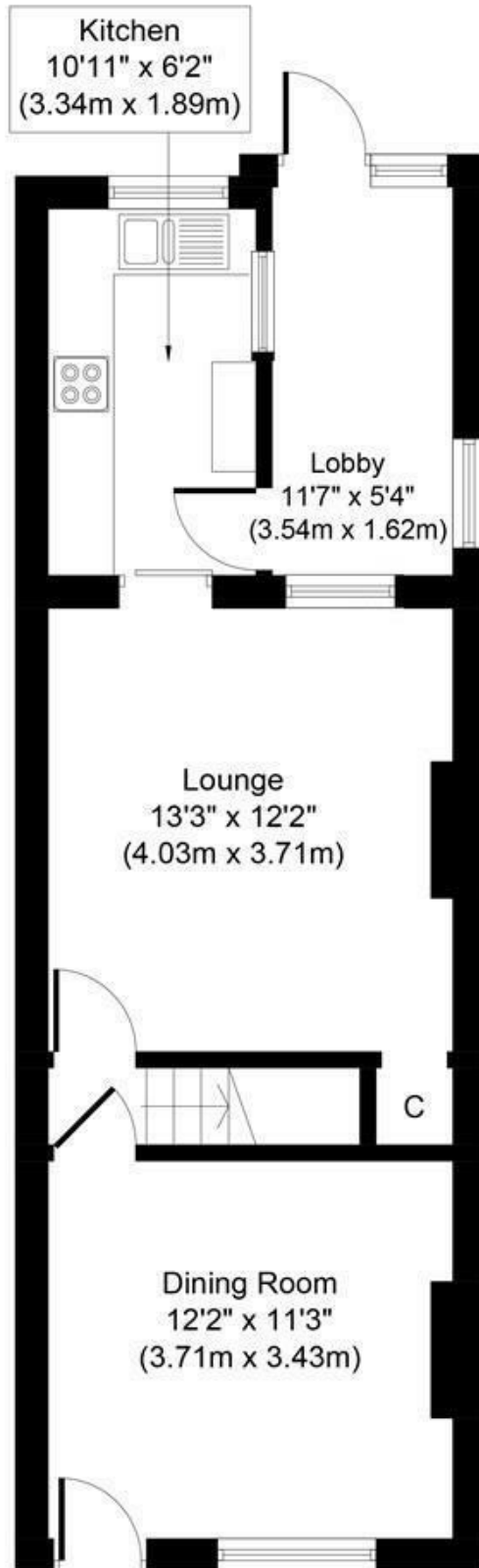
CASTLEFORD - 01977 558480

VIEWINGS

Strictly by appointment with the sole agents.

If there is any point of particular importance to you 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.



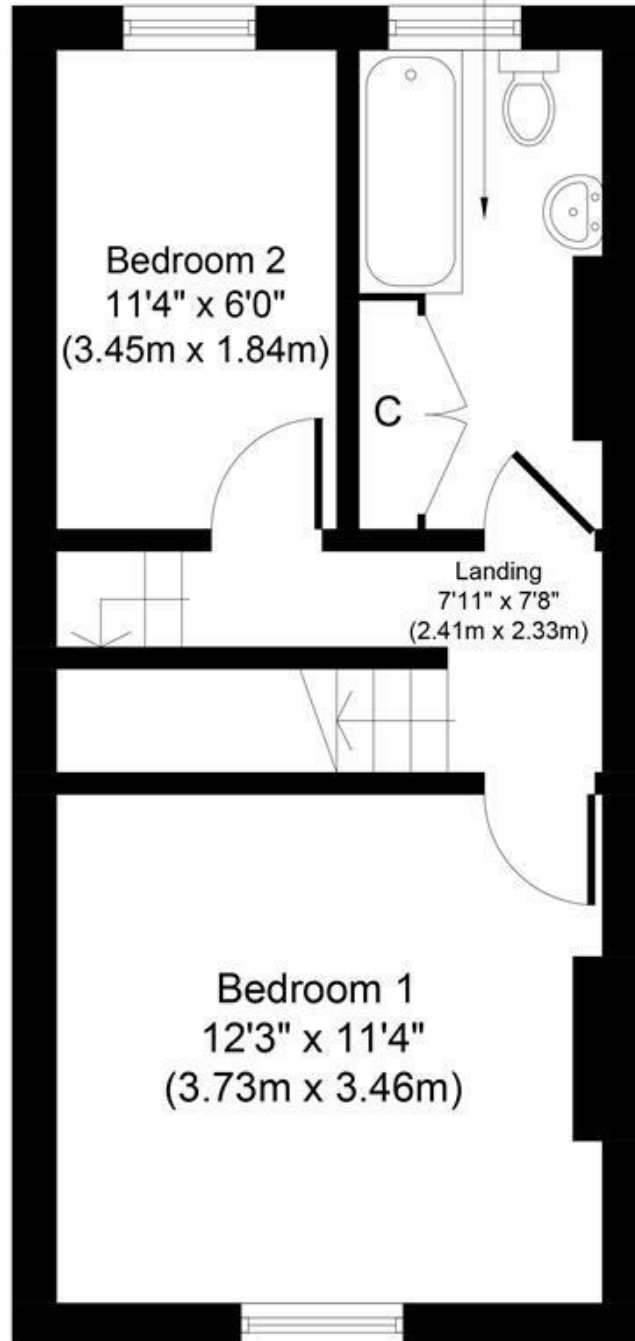


Ground Floor
Approximate Floor Area
488 Sq. ft.
(45.3 Sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, 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 have not been tested and no guarantee as to their operability or efficiency can be given.

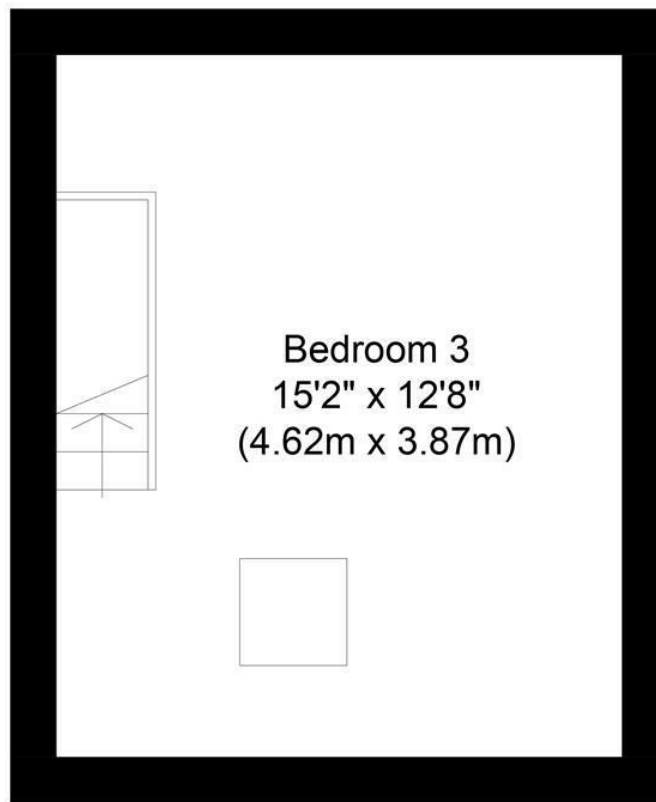
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Bathroom
8'4" x 5'11"
(2.55m x 1.80m)



First Floor
Approximate Floor Area
339 Sq. ft.
(31.5 Sq. m.)

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Second Floor
Approximate Floor Area
183 Sq. ft.
(17.0 Sq. m.)

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