

Park Row



Jacksonville, Goole, DN14 6JZ

Offers Over £160,000



**** NO UPWARD CHAIN ** CLOSE TO AMENITIES ** CUL- DE- SAC LOCATION **** Situated in Goole, this semi-detached property briefly comprises: Entrance Hall/Utility, Lounge Diner and Kitchen Diner. To the First Floor are three bedrooms and Bathroom. Externally, the property has off street parking and a garage to the front, with an enclosed garden to the rear. **VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE POSITION AND STYLE OF THIS BEAUTIFUL FAMILY HOME. 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 panel to the front elevation leading into:

Entrance Hall/Utility

13'9" x 10'2" (4.20m x 3.11m)



UPVC double glazed window to the front elevation and uPVC door with top section having double glazed frosted glass to the rear elevation. Wood effect work surface with plumbing for washing machine and dishwasher. Central heating radiator, telephone point and understairs storage cupboard. Aperture flowing into:



Lounge Diner

15'8" x 12'7" (4.80m x 3.86m)



UPVC double glazed patio doors and uPVC double glazed window to the rear elevation. Central heating radiator and television point. Aperture, passing the stairs and flowing into:



Kitchen Diner

15'8" x 11'5" (4.80m x 3.50m)



Range of grey fronted base and larder units with brushed chrome bowed handles. One and a half bowl stainless steel sink and drainer with chrome mixer tap over set into laminate work surface with tiled splashback. Electric and gas cooker points with extractor fan over. Central heating radiators and tiled flooring. UPVC double glazed window to the front elevation. Aperture leading to stairs to First Floor Accommodation.



FIRST FLOOR ACCOMMODATION- Landing



UPVC double glazed window to the side elevation, loft access, central heating radiator and storage cupboard. Doors leading off.

Bedroom One

14'4" x 8'10" (4.37m x 2.71m)



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



Bedroom Three

9'5" x 6'6" (2.89m x 2.00m)



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

Bedroom Two

12'10" x 8'10" (3.92m x 2.71m)



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

Bathroom

8'1" x 6'5" (2.48m x 1.98m)



White panel bath with chrome mixer tap over and chrome shower attachment. The bath area is wet walled to coving height. White low flush w.c with chrome fittings and wash hand basin with chrome mixer tap over and tiled splashback set into white high gloss vanity unit with chrome handles. UPVC double glazed frosted window to the front elevation. Central heating radiator and extractor fan.

EXTERIOR- Front



Storm porch and decorative herringbone brick blocked pathway merging into driveway providing off street parking. Outside tap and light on 'PIR' sensor. Shared driveway running along the front. Garage with 'up and over' door, power and lighting and housing the 'Baxi' central heating boiler.

Rear



Flagged pathway running along the side and to the rear. The pathway continues with crushed slate edges and further flagged patio. The garden is laid to lawn and is fully enclosed with timber fence, timber posts, concrete posts and gravel boards.

Directions

From our Goole office on Pasture Road continue straight towards Centenary Road and at the mini roundabout continue forward onto Westfield Avenue. Turn left onto Jacksonville where the property can be clearly identified by our Park Row 'For Sale' board.

Tenure: Freehold

Local Authority: East Riding of Yorkshire

Tax Band: A

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.

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.

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

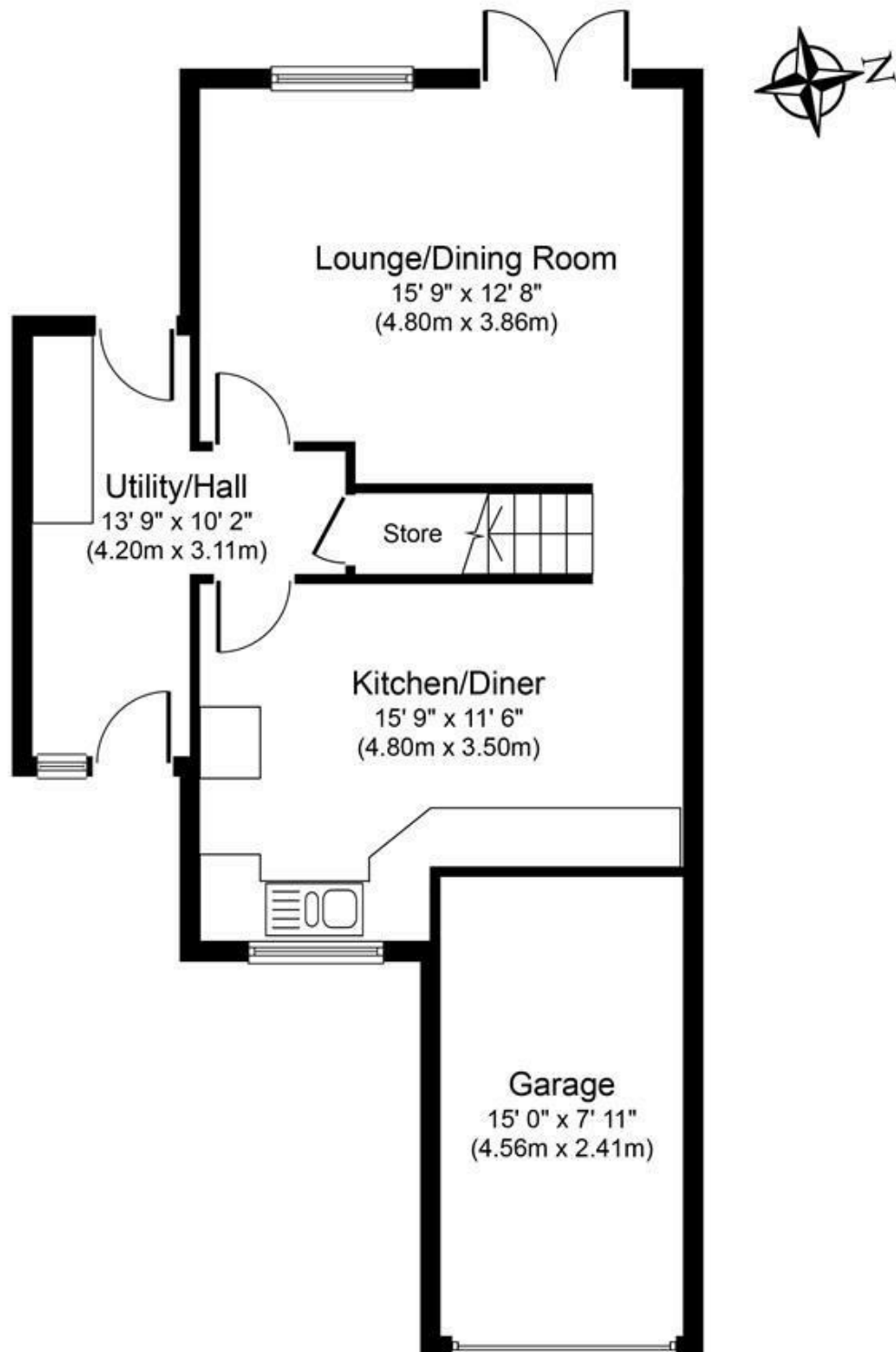


VIEWINGS

Strictly by appointment with the sole agents.

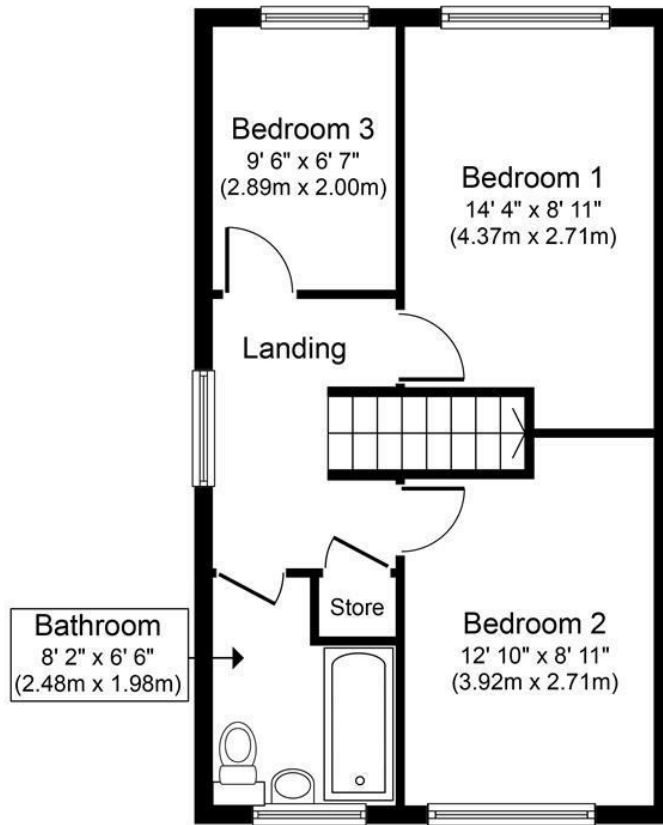
If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.





Ground Floor
Approximate Floor Area
614 sq. ft.
(57.1 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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First Floor
Approximate Floor Area
438 sq. ft.
(40.7 sq. m.)

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