

Park Row



Malvern Road, Goole, DN14 6HZ

Offers Over £100,000



**** NO UPWARD CHAIN ** CLOSE TO TOWN CENTRE ** FRONT AND REAR GARDENS **** Situated in Goole, this Semi-Detached property briefly comprises of: Hallway, Lounge Diner, Garden Room and Kitchen. To the First Floor are two bedrooms, Bathroom and w.c. Externally, the property benefits from having front and rear gardens. **VIEWING IS HIGHLY 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

Reinforced timber panel door with top section having double glazed frosted and leaded panel to the front elevation leading into:

Hall



Stairs leading to First Floor Accommodation with balustrade and turned spindles. Under stairs storage cupboard. Central heating radiator, wood effect laminate flooring and doors leading off.

Lounge Diner

Lounge Area

12'0" x 11'6" (3.67m x 3.53m)



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

Dining Area

8'5" x 8'1" (2.59m x 2.48m)



Central heating radiator. UPVC double glazed patio doors leading into:

Garden Room

9'5" x 7'8" (2.89m x 2.34m)

Double glazed sliding door to the rear elevation, timber framed single glazed windows to each side elevation and tiled flooring.

Kitchen

9'8" x 8'3" (2.95m x 2.53m)



Range of wood grain effect base and wall units. One and a half bowl stainless steel sink and drainer with chrome mixer tap over set into granite effect laminate work surface. Integrated appliances include: four ring brushed steel gas hob with extractor fan over benefitting from downlighting and double electric oven. Plumbing for washing machine. UPVC double glazed window to the rear elevation, tiled flooring and timber panel effect door to the side elevation.



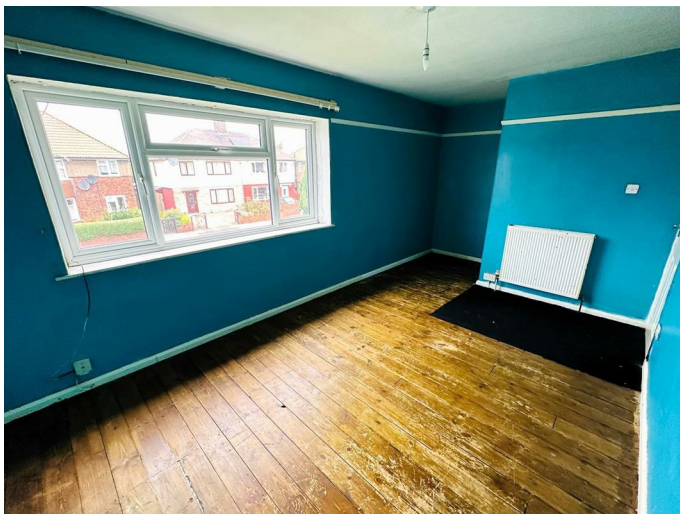
FIRST FLOOR ACCOMMODATION

Landing

UPVC double glazed frosted window to the side elevation, loft access, storage cupboard and doors leading off.

Bedroom One

18'4" x 9'6" maximum (5.60m x 2.90m maximum)



UPVC double glazed window to the front elevation, over stairs storage cupboard housing the central heating boiler and central heating radiator.

Bedroom Two

10'5" x 10'4" maximum (3.19m x 3.16m maximum)



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

Bathroom

5'6" x 4'10" (1.70m x 1.49m)



White panel bath with inset chrome taps and chrome shower over. White wash hand basin set into high gloss vanity unit. UPVC double glazed frosted window to the rear elevation and central heating radiator. Behind the suite is tiled to ceiling height with the rest of the room being tiled to mid-height and tiled flooring.

W.C

5'6" x 2'6" (1.70m x 0.77m)



White low flush w.c with chrome fittings. UPVC double glazed frosted window to the rear elevation. The room is tiled to mid-height with tiled flooring.

EXTERIOR

Front



Pathway running along the front and away from the property. The area is predominately laid to lawn with boundaries being defined by hedging and brick wall. Timber panel effect door leading into:

Side

Timber framed single glazed window to the front elevation. Covered walkway with polycarbonate roof leading to uPVC door with top section having double glazed frosted panel to the rear elevation leading to:

Rear



Pathway and flagged patio area. Brick built outbuilding with uPVC double glazed frosted window and uPVC door with top section having double glazed frosted glass to the side elevation. The garden is predominately laid to lawn with established trees and shrubs.



Directions

From our branch on Pasture Road in Goole head North towards Third Avenue and turn right onto Marlborough Avenue. Continue onto Malvern Road where the property can be clearly identified by our Park Row Properties 'For Sale' board.

Tenure: Freehold

Council: East Riding of Yorkshire

Tax Banding: A

TENURE AND COUNCIL TAX BANDING

Please note: The Tenure and Council Tax Banding 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.

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.

HEATING AND 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.

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.

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.

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:

SELBY - 01757 241124

GOOLE - 01405 761199

SHERBURN IN ELMET - 01977 681122

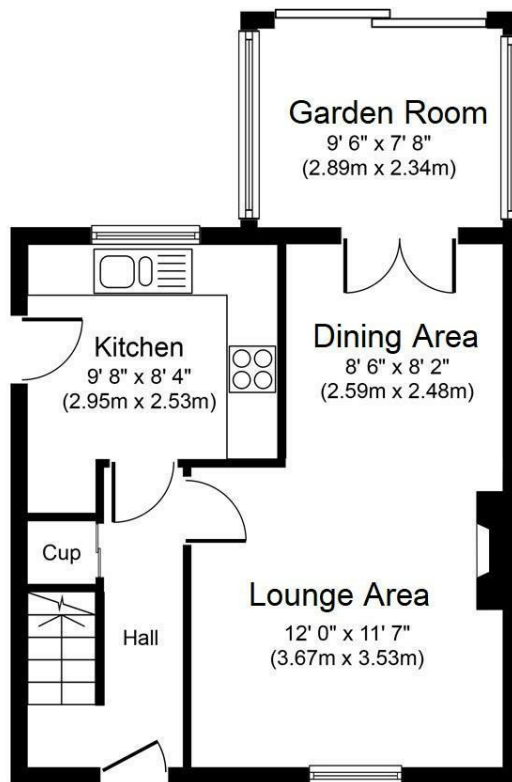
PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

VIEWINGS

Strictly by appointment with the sole agents.

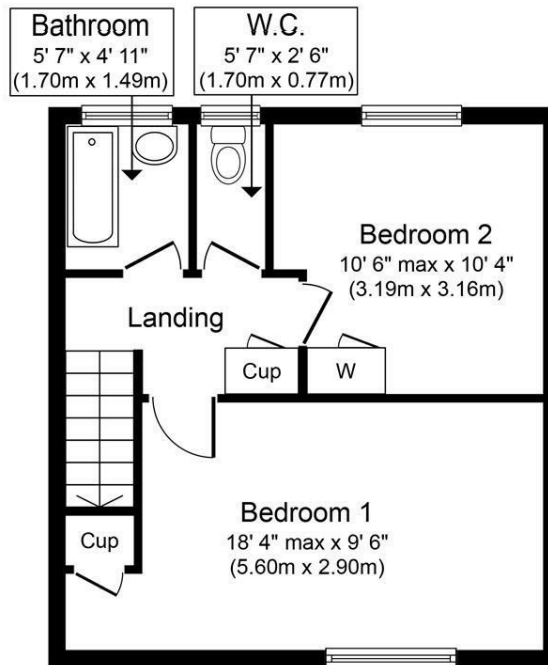
If there is any point of particular importance to you we will be pleased to provide additional information or to make any



Ground Floor
Approximate Floor Area
450 sq. ft.
(41.8 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
371 sq. ft.
(34.5 sq. m.)

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