

# Park Row



**College Close, Goole, DN14 6US**

**£190,000**



**\*\* DRIVEWAY \*\* POPULAR LOCATION \*\* UTILITY \*\*** Situated in Goole, this semi- detached property briefly comprises: Hall, Lounge, Kitchen Diner, Utility and Ground Floor w.c. To the First Floor are three bedrooms and Bathroom. Externally, the property has a driveway to side, and an enclosed garden to the rear. **VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE STYLE AND POSITION OF THIS LOVELY 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 ACCOMODATION

### Entrance

Composite panel effect door with top section having two double glazed frosted panels to front elevation leading through into:

### Hallway

5'3" x 3'9" (1.61m x 1.16m)

Stairs leading to First Floor Accommodation with handrail, central heating radiator and door leading through into:

### Lounge

15'10" x 12'0" (4.85m x 3.66m)



Under stairs storage cupboard. Featured tiled wall with inset 'Living Flame' effect fire, television point and storage alcoves which are halogen lit. UPVC double glazed bay window to the front elevation, telephone point, wood effect flooring. Door off into:



## Kitchen Diner

14'2" x 11'10" (4.34m x 3.62m)



Range of cream fronted base and wall units with chrome handles. One and a half bowl stainless steel sink and drainer with chrome mixer taps over into a granite affect laminate worksurface, with tiled splash back. Integrated appliances include: oven, four ring gas hob with electric extractor fan over, benefitting from down lighting, and dishwasher. Composite panel effect door with double glazed frosted panel to rear elevation and uPVC double glazed windows to rear and side elevations. Tiled effect flooring, central heating radiator and door leading into:



### Utility

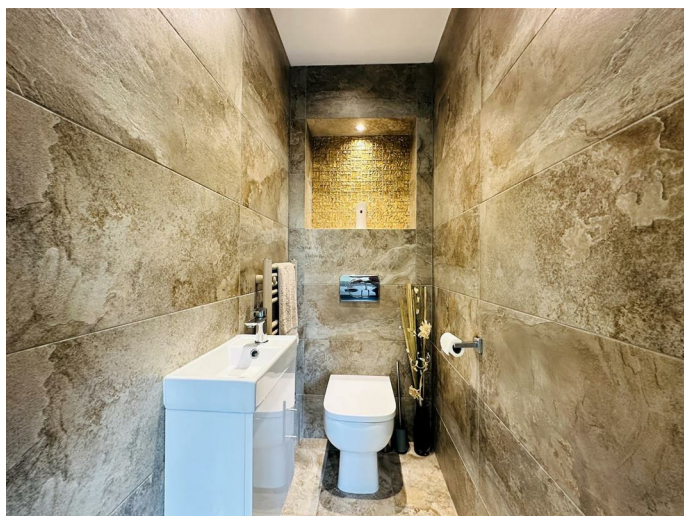
7'3" x 4'1" (2.23m x 1.26m)



Granite effect laminate work surface with tiled splash back. Plumbing for a washing machine. UPVC double glazed window to the rear elevation, extractor fan, tiled effect flooring and central heating radiator. Door leading into:

### W.C

4'9" x 2'11" (1.47m x 0.90m)



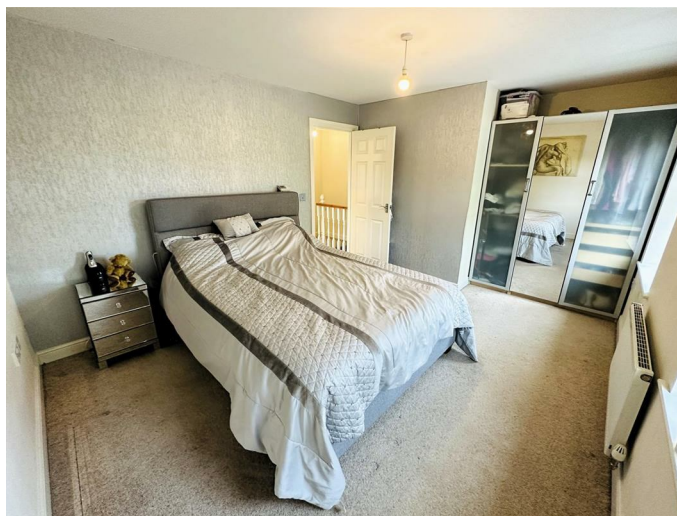
White 'Rak' low flush w.c with concealed cistern and chrome controls. White wash hand basin with chrome mixer tap over set into vanity unit with brushed chrome 'T bar' handles. Extractor fan. The room is tiled on all walls as well as floor.

### FIRST FLOOR ACCOMODATION- Landing

Balustrade and turned spindles, loft access, central heating radiator and storage cupboard. Doors leading off.

### Bedroom One

15'1" x 10'8" (4.62m x 3.26m)



Twin uPVC double glazed windows to the front elevation. Central heating radiator, television and telephone points.



## Bedroom Two

11'10" x 8'4" (3.61m x 2.55m)



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

## Bedroom Three

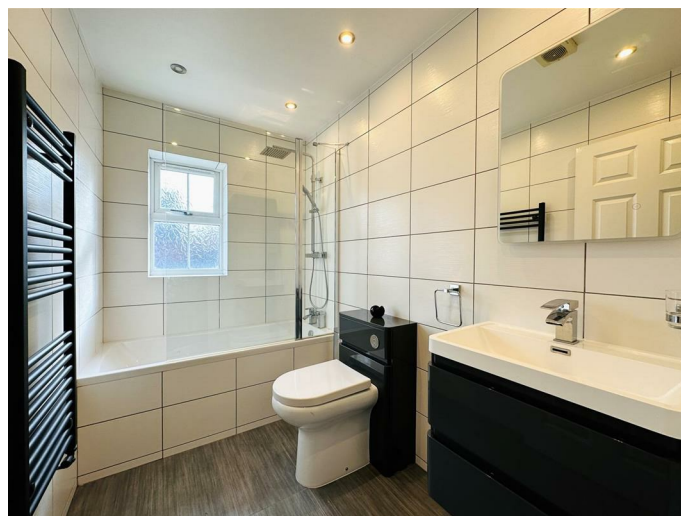
8'2" x 6'5" (2.51m x 1.98m)



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

## Bathroom

8'3" x 5'1" (2.54m x 1.55m)



White bath with tiled sides, chrome mixer tap, chrome shower and fixed head shower over with chrome trimmed shower screen. White low flush w.c with concealed cistern and chrome controls. White and grey floating wash hand basin with chrome mixer tap over set into vanity unit. The room is tiled on all walls as well as floor. UPVC double glazed frosted window to the side elevation, wall mounted heated towel rail and extractor fan.

## EXTERIOR

### Front



Lawned garden with flagged pathway and outside lamp.

## Side



Tarmacked off street parking. Timber pedestrian access gate giving access to the rear of the property.

## Rear



Outside lamp, electrical point and tap. Flagged pathway running along the rear and further flagged patio area. The garden is laid to lawn and is fully enclosed with timber fence and timber post.



## Directions

From our branch on Pasture Road head north towards Third Avenue and at the roundabout, take the 1st exit onto Centenary Road. Turn left onto Airmyrn Road/A614. Turn left onto College Close. The property can be clearly identified by a Park Row 'For Sale' board.

## Tenure

Freehold

## Local Authority: East Riding Of Yorkshire

Tax Band: B

## 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.


## TENURE, LOCAL AUTHORITY AND TAX BANDING

Council tax band: B

## 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


### **MEASUREMENTS**

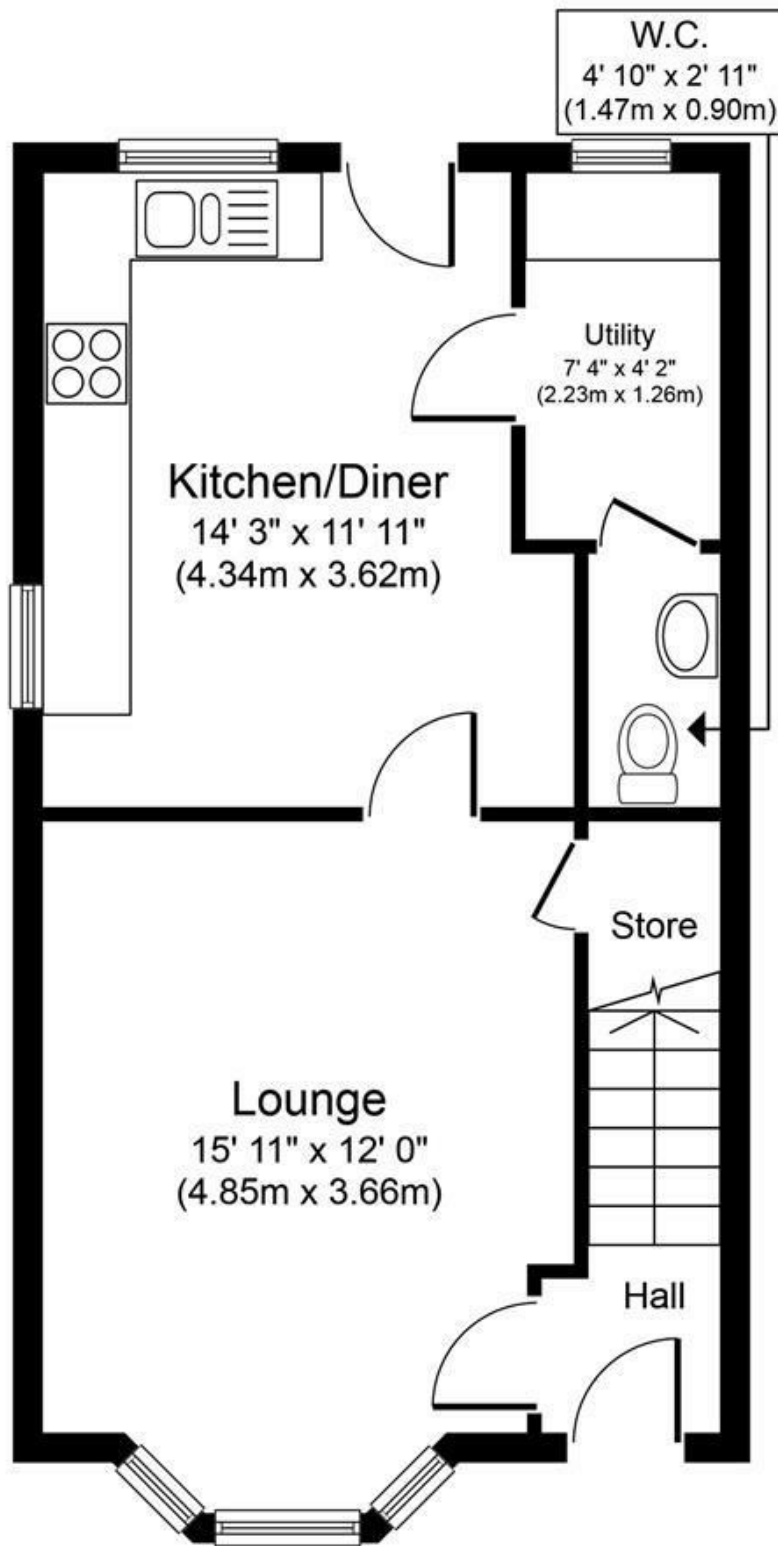
These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

### **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.

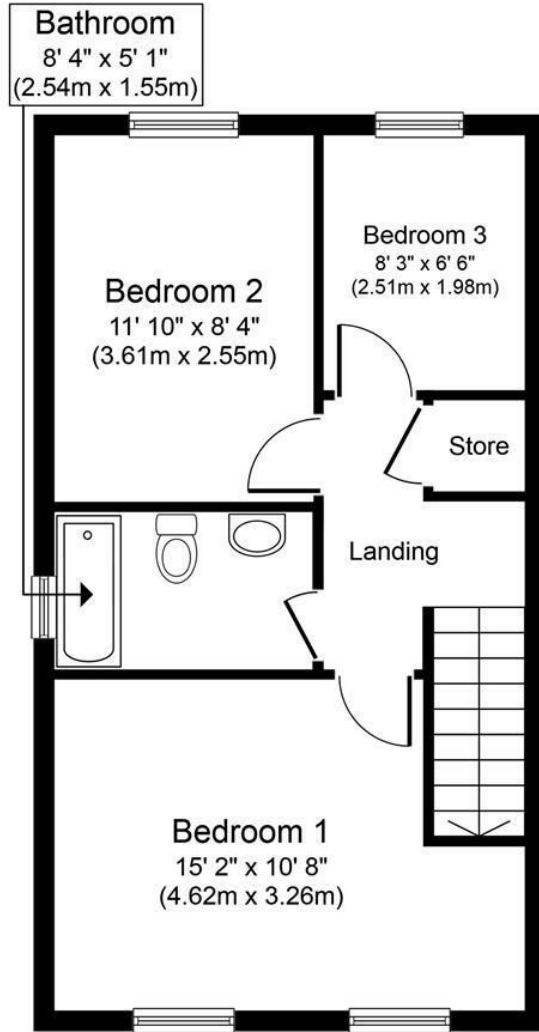




**Ground Floor**  
**Approximate Floor Area**  
**439 sq. ft.**  
**(40.8 sq. m.)**

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  
430 sq. ft..  
(39.9 sq. m.)

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