

# Park Row



**Pademoor, Eastoft, Scunthorpe, DN17 4PZ**

**Offers Over £300,000**



**\*\* RURAL LOCATION \*\* NO UPWARD CHAIN \*\*** Situated in Pademoor, near Eastoft, this detached property briefly comprises: Hall, Living Room, Dining Room, Breakfast Kitchen, Utility and Ground Floor w.c. To the First Floor are four bedrooms, one with En-Suite, and Bathroom. Externally, the property has a double detached garage and views over open fields. **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

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

### Hall

7'11" x 3'10" (2.43m x 1.19m)

Wood effect flooring and storage cupboard. Oak doors leading off.

### Living Room

16'7" x 11'5" (5.07m x 3.49m)



\*UPVC double glazed French doors to the rear elevation flanked by double glazed full length units. Twin uPVC double glazed windows to the front elevation, central heating radiators and wood effect flooring.

### Dining Room

14'10" x 10'9" (4.54m x 3.28m)



\*Feature bricked fire place with stone hearth and timber mantle. Twin uPVC double glazed windows to the front elevation, central heating radiator and wood effect flooring. Double aperture flowing into:

### Breakfast Kitchen

20'4" x 17'5" max (6.22m x 5.32m max)



Range of blue fronted base, wall and larder units with chrome handles. Single bowl white sink and drainer with mixer tap over set into white laminate work surface with matching upstand. Integrated appliances include: double oven, microwave, ceramic hob, dishwasher, fridge freezer. Breakfast bar area. Double glazed French patio doors to the rear elevation flanked by double glazed units. Wall mounted contemporary central heating radiators, extractor fan and wood effect flooring. Stairs leading to First Floor Accommodation with balustrade and spindles. Oak door leading into:



### Utility

9'9" x 5'6" (2.99m x 1.69m)

Range of base and larder units with wood grain effect doors and chrome handles. Single bowl stainless steel sink and drainer with chrome mixer tap over set into laminate work surface with matching upstand. Plumbing for washing machine. Hardwood timber door with top section having double glazed panels to the rear elevation. Wood effect flooring, central heating radiator and door leading into:

## Ground Floor w.c

5'7" x 3'7" (1.72m x 1.10m)

White low flush w.c with chrome fittings and pedestal wash hand basin with chrome mixer tap over. UPVC double glazed frosted window to the side elevation, central heating radiator and tiled flooring.

## FIRST FLOOR ACCOMMODATION

### Landing

Balustrade and spindles, central heating radiator and oak doors leading off.

### Bedroom One

20'11" x 10'8" (6.38m x 3.26m)



\*UPVC double glazed windows to the front and rear elevation, central heating radiator and television point. Oak door leading into:

### En-Suite

7'1" x 4'5" (2.18m x 1.37m)



Walk-in shower cubicle with chrome shower, fixed head shower and chrome controls. The shower area is tiled to ceiling height whilst the rest of the suite is tiled to mid height.

White low flush w.c with chrome fittings and pedestal wash hand basin with chrome mixer tap over. UPVC double glazed frosted window to the front elevation, chrome heated towel rail, extractor fan and tiled flooring.

### Bedroom Two

14'11" x 11'1" (4.55m x 3.39m)

Twin uPVC double glazed windows to the front elevation, central heating radiator, loft access and television point.

### Bedroom Three

13'2" x 7'8" (4.02m x 2.36m)



\*UPVC double glazed windows to the side and rear elevations, central heating radiator and television point.

### Bedroom Four

11'3" x 9'10" (3.43m x 3.00m)



\*UPVC double glazed window to the rear elevation giving views over fields, central heating radiator and television point.



## Bathroom

9'0" x 8'9" (2.75m x 2.69m)



White panel bath with chrome mixer tap over. Separate shower cubicle with chrome trimmed door and black and chrome electric shower. The shower area is tiled to ceiling height and the rest of the room is tiled to mid height. White low flush w.c with chrome fittings and pedestal wash hand basin with chrome mixer tap over. UPVC double glazed frosted window to the side elevation. Chrome heated towel rail, tiled flooring and extractor fan.



## EXTERIOR- Front



Boundaries defined by brick wall.

## Side

Decorative stone driveway leading along the side to detached double garage with twin timber doors giving pedestrian/vehicular access.

## Rear



Outside lights and electrical point. Boundaries defined by timber fence, concrete posts and gravel boards.



### Agent Note

\*These photographs have been taken from previous marketing material.

### DIRECTIONS

Enter the village of Eastoft and proceed onto Luddington Road. Next, take a right turn to Washinghall Lane and at the cross roads turn right again where the property can be located on the left hand side.

### TENURE: Freehold

### LOCAL AUTHORITY: East Riding of Yorkshire

Tax Band: D

### 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

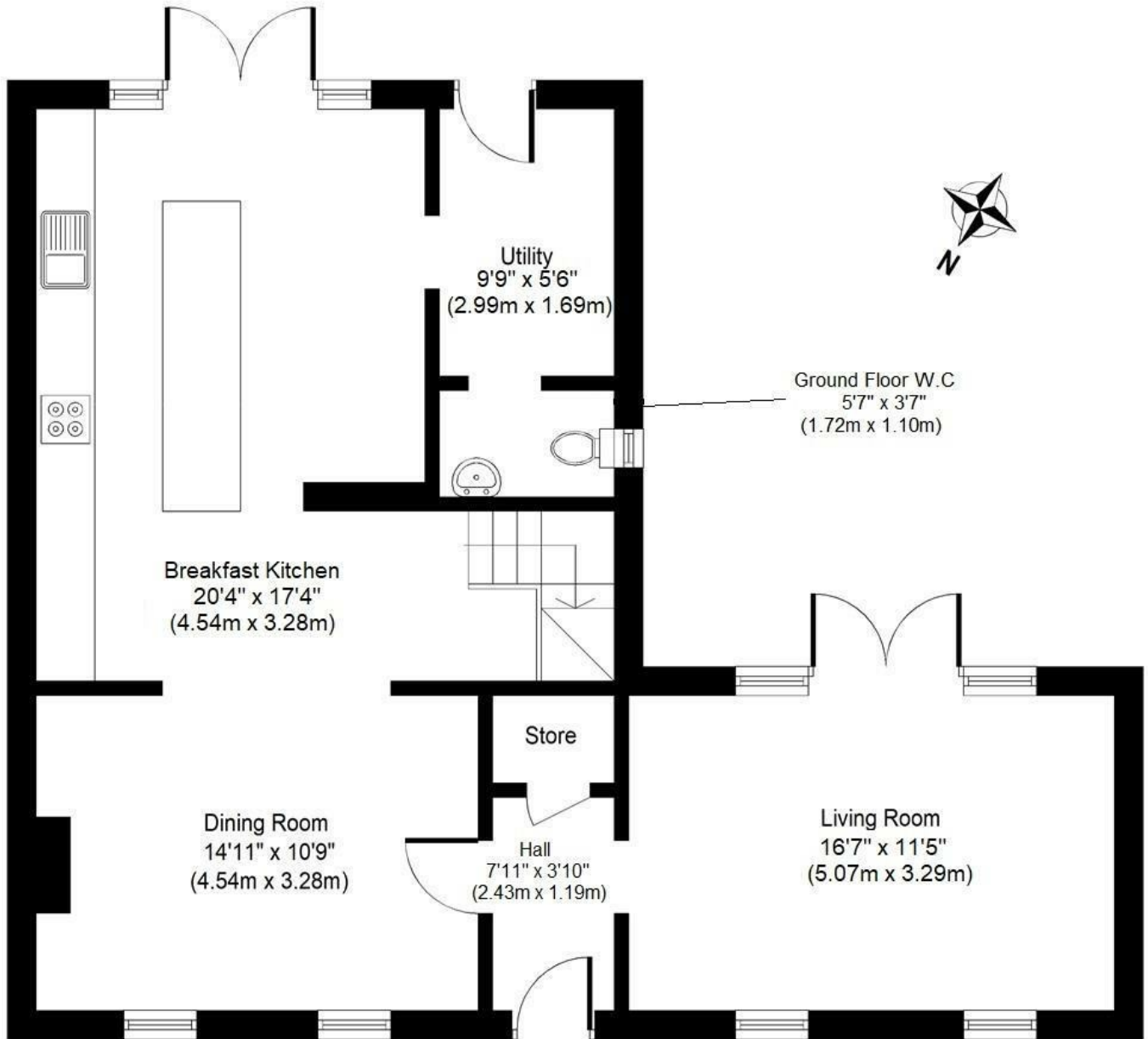
PONTEFRACT - 01977 791133

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.

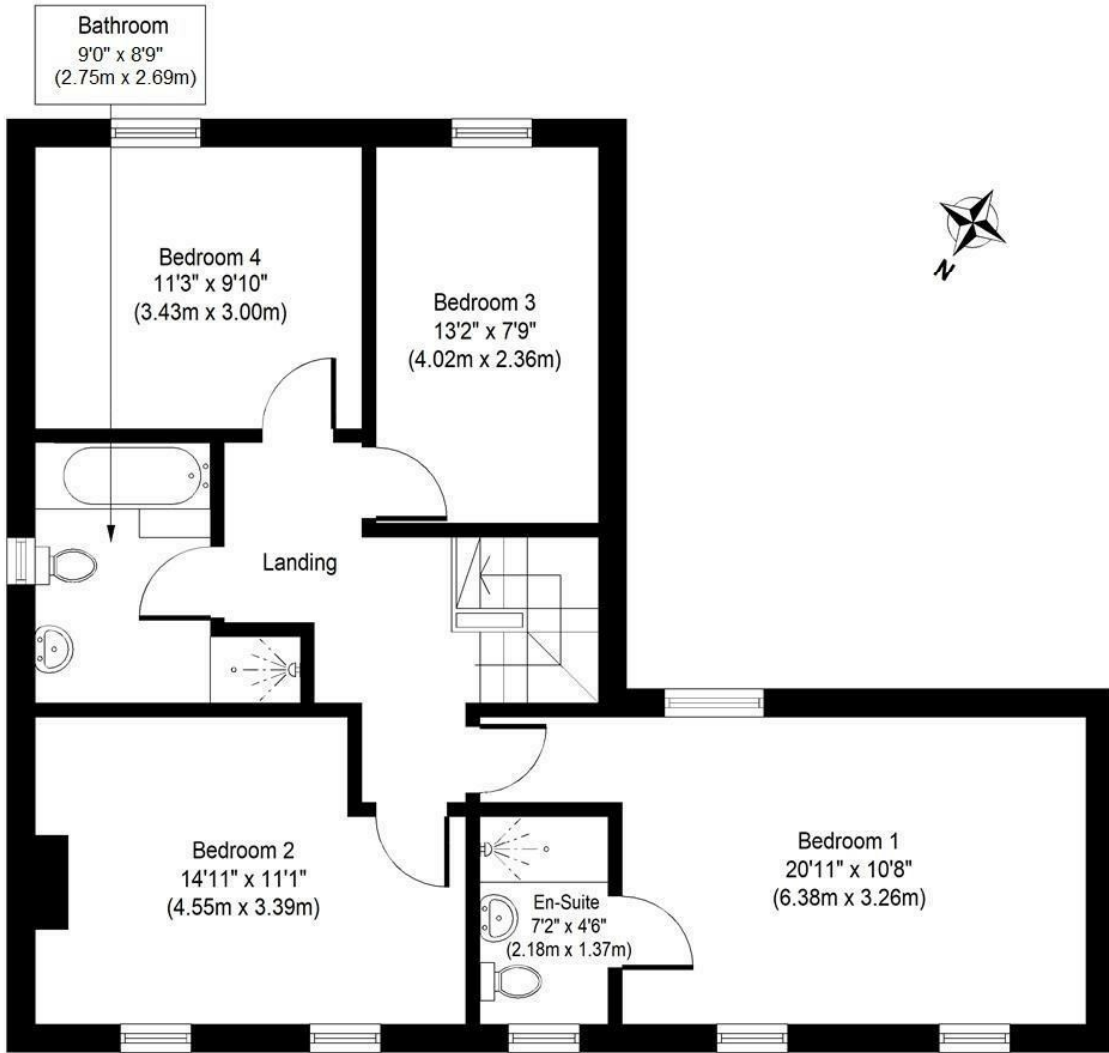


**Ground Floor**  
**Approximate Floor Area**  
**776 Sq. ft.**  
**(72.1 Sq. m.)**

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. 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  
**776 Sq. ft.**  
**(72.1 Sq. m.)**

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| Energy Efficiency Rating                    |                         | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |
|---|-------------------------|---|-------------------------|
| Very energy efficient - lower running costs | Current                 | Very environmentally friendly - lower CO <sub>2</sub> emissions | Current                 |
| 92-100 <b>A</b>                             |                         | 92-100 <b>A</b>   |                         |
| 81-91 <b>B</b>                              |                         | 81-91 <b>B</b>  |                         |
| 69-80 <b>C</b>                              |                         | 69-80 <b>C</b>  |                         |
| 55-68 <b>D</b>                              |                         | 55-68 <b>D</b>  |                         |
| 39-54 <b>E</b>                              |                         | 39-54 <b>E</b>  |                         |
| 21-38 <b>F</b>                              |                         | 21-38 <b>F</b>  |                         |
| 1-20 <b>G</b>                               |                         | 1-20 <b>G</b>   |                         |
| Not energy efficient - higher running costs |                         | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC | <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |

Current Energy Rating: **50**